



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Joshua Court,  
SPRING GULLY 3550

House

4 beds

1 baths

1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$330,000 - \$360,000**

### Median sale price

Median **House** for **SPRING GULLY** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$425,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**263 Carpenter Street,**  
Spring Gully 3550

**Price \$342,500** Sold 31  
August 2018

**30 Friswell Avenue,**  
Flora Hill 3550

**Price \$325,000** Sold 23  
August 2018

**16 Cook Street,**  
Spring Gully 3550

**Price \$330,000** Sold 21 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Bendigo

27 Queen Street,  
Bendigo VIC 3550

#### Contact agents



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