

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/10 Lawson Street Spring Gully VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Unit

Suburb

Spring Gully

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/65 Retreat Road Flora Hill VIC 3550	\$275,000	05-Dec-18
3/22 Annabell Court Spring Gully VIC 3550	\$263,000	25-Feb-19
6/163-165 Retreat Road Spring Gully VIC 3550	\$235,000	17-Jan-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 October 2019

 2/65 Retreat Road, Flora Hill	2/65 Retreat Road Flora Hill VIC 3550	Sold Price	\$275,000	Sold Date	05-Dec-18
 2  1  1	Distance	0.53km			
 Mar 19	3/22 Annabell Court Spring Gully VIC 3550	Sold Price	\$263,000	Sold Date	25-Feb-19
 2  1  1	Distance	0.71km			
 Jan 19	6/163-165 Retreat Road Spring Gully VIC 3550	Sold Price	\$235,000	Sold Date	17-Jan-19
 2  1  1	Distance	0.88km			

RS = Recent sale UN = Undisclosed Sale

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