

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

185 Retreat Road 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,100

Property type

House

Suburb

Spring Gully

Period-from

01 Dec 2019

to

30 Nov 2020

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

35 Paterson Street Quarry Hill VIC 3550	\$395,000	24-Oct-19
5 Pleasant Vale Crescent Flora Hill VIC 3550	\$395,000	08-Jul-20
14 Wirth Street Flora Hill VIC 3550	\$400,000	15-May-20

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: 14 December 2020



35 Paterson Street Quarry Hill VIC 3550

Sold Price

\$395,000

Sold Date

24-Oct-19

 3

 1

 1

Distance

1.36km



5 Pleasant Vale Crescent Flora Hill VIC 3550

Sold Price

Sold Date

08-Jul-20

 3

 1

 1

Distance

1.52km



14 Wirth Street Flora Hill VIC 3550

Sold Price

\$400,000

Sold Date

15-May-20

 3

 2

 1

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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