

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	29 Broad Parade, Spring Gully Vic 3550
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000	&	\$429,000
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Median sale price

Median price	\$395,000	Hou	ise X	Unit		Suburb or locality	Spring Gully
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	103 Retreat Rd SPRING GULLY 3550	\$425,000	06/02/2018
2	27 Annabell Ct SPRING GULLY 3550	\$420,000	12/12/2017
3	25 Towers St FLORA HILL 3550	\$410,000	05/06/2018

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 eighteen months.





not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Property Type: House (Previously

Occupied - Detached) Land Size: 896 sqm approx

Agent Comments

Indicative Selling Price \$390,000 - \$429,000 **Median House Price** Year ending March 2018: \$395,000

Comparable Properties



103 Retreat Rd SPRING GULLY 3550 (VG)



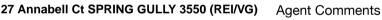


Price: \$425,000 Method: Sale Date: 06/02/2018

Rooms: -

Property Type: House (Res) Land Size: 984 sqm approx

Agent Comments









Price: \$420,000 Method: Private Sale Date: 12/12/2017 Rooms: 6

Property Type: House Land Size: 840 sqm approx



25 Towers St FLORA HILL 3550 (REI/VG)



Price: \$410,000 Method: Private Sale Date: 05/06/2018 Rooms: 6

Property Type: House Land Size: 828 sqm approx **Agent Comments**

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