

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 or
locality and postcode

29 Broad Parade, Spring Gully Vic 3550

Indicative selling price

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

Range between \$390,000

&

\$429,000

Median sale price

Median price \$395,000

House

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.

	Address 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.



Rooms:

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)

Agent Comments



Price: \$425,000

Method: Sale

Date: 06/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 984 sqm approx



27 Annabell Ct SPRING GULLY 3550 (REI/VG)

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)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 05/06/2018

Rooms: 6

Property Type: House

Land Size: 828 sqm approx