

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

6/21 Osborne Street, Spring Gully Vic 3550

Indicative selling price

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

Range between \$206,000 & \$226,000

Median sale price

Median price \$417,500 House ☒ Unit ☐ Suburb or locality Spring Gully

Period - From 01/07/2017 to 30/06/2018 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	2/37 Race St FLORA HILL 3550	\$225,000	26/09/2017
2	2/75-77 Somerville St FLORA HILL 3550	\$220,000	27/02/2018
3	3/8 Clarke St KENNINGTON 3550	\$210,000	14/08/2018

OR

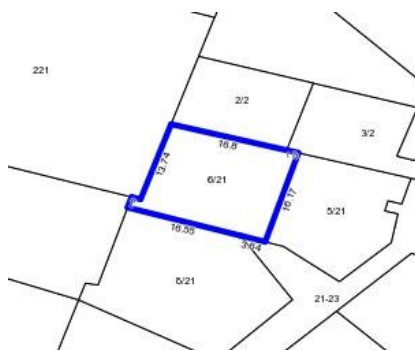
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

6/21 Osborne Street, Spring Gully Vic 3550



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Indicative Selling Price
\$206,000 - \$226,000
Median House Price
Year ending June 2018: \$417,500



Rooms:
Property Type:
Agent Comments

Comparable Properties



2/37 Race St FLORA HILL 3550 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 26/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/75-77 Somerville St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 27/02/2018
Rooms: 3
Property Type: Unit
Land Size: 250 sqm approx



3/8 Clarke St KENNINGTON 3550 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 14/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)