

## 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

183 Retreat Road, Spring Gully

### Indicative selling price

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

range between \$575,000 & \$595,000

### Median sale price

Median price

\$387,500

Property type

House

Suburb

Spring Gully

Period - From

19<sup>th</sup> December 2018

to

19<sup>th</sup> December  
2020

Source

Realestate.com.au

### Comparable property sales

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
3 Georgina Court Spring Gully	\$495,000	09/10/19
9 Ningana Drive Kennington	4555,000	10/08/19
4 Spring Hill Drive Spring Gully	\$617,500	27/10/19

This Statement of Information was prepared on: 1<sup>st</sup> June 2020