

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

16 Keogh Drive, Spring Gully Vic 3550

Indicative selling price

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

Single price \$420,000

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	7 Birch Gr STRATHDALE 3550	\$435,000	09/02/2018
2	198 Retreat Rd SPRING GULLY 3550	\$430,000	09/02/2018
3	2 Gemma Rose Ct SPRING GULLY 3550	\$415,000	19/03/2018

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.

16 Keogh Drive, Spring Gully Vic 3550



Marc Cox CAR (REIV)
(03) 5440 5021
0419 915 273
marc@dck.com.au

Indicative Selling Price
\$420,000

Median House Price
Year ending June 2018: \$417,500



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 449 sqm approx
Agent Comments

Comparable Properties



7 Birch Gr STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 09/02/2018
Rooms: 5
Property Type: House



198 Retreat Rd SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 09/02/2018
Rooms: 5
Property Type: House



2 Gemma Rose Ct SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 19/03/2018
Rooms: 4
Property Type: House
Land Size: 566 sqm approx