

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

38 Kendall Street, Spring Gully Vic 3550

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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$345,000-\$370,000

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### Median sale price

Median Price \$393,828 | House | Spring Gully

Period – From April 2017 to August 2017 Source – RPdata

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### 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
58 Kendall Street, Spring Gully Vic 3550	\$360,000	09/06/2017
17 Burns Street, Spring Gully Vic 3550	\$367,000	22/09/2016
19 Shakespeare Street, Spring Gully Vic 3550	\$370,000	10/03/2017