

## 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

2/11 Carey Court, Spring Gully VIC 3550

### Indicative selling price

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

Range Between \$360,000 & \$380,000

### Median sale price

Median Price

\$389,000

Property  
Type

House

Suburb

Spring Gully

Period - From

Nov 2018

to

Oct 2019

Source

Corelogic

### 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

1	6/176 Retreat Rd, Spring Gully VIC 3550	\$372,500	14/05/2019
2	6 Lona Cl, Spring Gully VIC 3550	\$357,000	20/06/2019
3	3/10 Gordon St, Spring Gully VIC 3550	\$340,000	11/07/2019

This statement of Information was prepared on:

19/02/2020