

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

81 Retreat Road, Spring Gully Vic 3550

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$610,000 Property Type House Suburb Spring Gully

Period - From 01/01/2022 to 31/12/2022 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 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	21 Palm Av SPRING GULLY 3550	\$610,000	28/10/2022
2	48a Spring Gully Rd SPRING GULLY 3550	\$595,000	09/09/2022
3	3 Elizabeth St SPRING GULLY 3550	\$595,000	19/11/2021

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 18 months.~~

This Statement of Information was prepared on:

31/01/2023 11:54



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median House Price
Year ending December 2022: \$610,000

Comparable Properties



21 Palm Av SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 28/10/2022
Property Type: House (Res)
Land Size: 641 sqm approx



48a Spring Gully Rd SPRING GULLY 3550 (REI)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 09/09/2022
Property Type: House
Land Size: 556 sqm approx



3 Elizabeth St SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 680 sqm approx