

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	6/165 Retreat Road, Spring Gully Vic 3550
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Indicative selling price

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

Range between	\$225,000	&	\$240,000
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Median sale price

Median price	\$420,000	House	X	Unit		Suburb or locality	Spring Gully
Period - From	01/10/2017	to	30/09/2018	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	2/23 Osborne St FLORA HILL 3550	\$240,000	13/08/2018
2	4/163 Retreat Rd SPRING GULLY 3550	\$235,000	03/08/2018
3	2/37 Race St FLORA HILL 3550	\$225,000	26/09/2017

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.

6/165 Retreat Road, Spring Gully Vic 3550



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Indicative Selling Price

\$225,000 - \$240,000

Median House Price

Year ending September 2018: \$420,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/23 Osborne St FLORA HILL 3550 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 13/08/2018

Rooms: 3

Property Type: Unit



4/163 Retreat Rd SPRING GULLY 3550 (VG)

Agent Comments



Price: \$235,000

Method: Sale

Date: 03/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/37 Race St FLORA HILL 3550 (VG)

Agent Comments



Price: \$225,000

Method: Sale

Date: 26/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)