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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Sherman Crescent Spring Gully VIC 3550

 3  2  2

## Indicative Selling Price

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

Range between \$380,000 &amp; \$399,000













## Median Sale Price

\$407,475 Houses in Spring gully between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>10 Glenn Street Spring Gully VIC 3550</b>	Sold Price	<b>\$425,000</b>	Sold Date <b>06-Aug-18</b>
	 3  2  2			Distance <b>0.09km</b>
	<b>134 Retreat Road Spring Gully VIC 3550</b>	Sold Price	<b>\$415,000</b>	Sold Date <b>26-Nov-18</b>
	 3  2  2			Distance <b>0.8km</b>
	<b>28 Annabell Court Spring Gully VIC 3550</b>	Sold Price	<b>\$426,000</b>	Sold Date <b>07-Feb-19</b>
	 3  2  2			Distance <b>0.95km</b>

RS = Recent sale

UN = Undisclosed Sale

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