

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

140 The Outlook, Spring Gully Vic 3550

Indicative selling price

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

Single price \$349,000

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		
3		

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.~~

140 The Outlook, Spring Gully Vic 3550



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$349,000

Median House Price
Year ending September 2018: \$420,000

Comparable Properties



7/10 Gordon St SPRING GULLY 3550 (VG)

Agent Comments



Price: \$327,500
Method: Sale
Date: 30/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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.