Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Grenoble Close, Spring Gully Vic 3550

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $517,500 Property Type House Suburb Spring Gully

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	90 Retreat Rd SPRING GULLY 3550	$450,000	18/11/2020
2	8b Benjamin Ct SPRING GULLY 3550	$440,000	26/10/2020
3			

OR

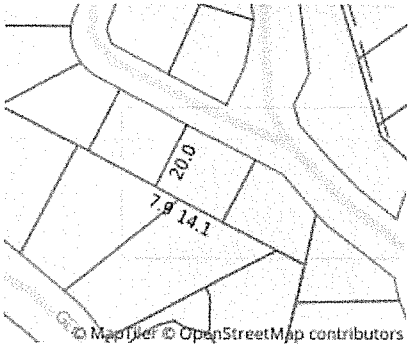
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 17/02/2021 13:36

5 Grenoble Close, Spring Gully Vic 3550

Dungey Carter Ketterer
REAL ESTATE AGENTS

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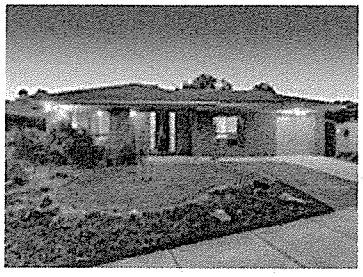
2 - -

Property Type: House (Previously Occupied - Detached)
Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median House Price
Year ending December 2020: $517,500

Comparable Properties



90 Retreat Rd SPRING GULLY 3550 (REI/VG)

4 2 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 18/11/2020
Property Type: House
Land Size: 599 sqm approx



8b Benjamin Ct SPRING GULLY 3550 (VG)

3 - -

Agent Comments

Price: $440,000
Method: Sale
Date: 26/10/2020
Property Type: House (Res)
Land Size: 401 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.