

## 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

16 Keogh Drive, Spring Gully Vic 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$420,000

#### Median sale price

Median price \$417,500 House ☒ Unit ☐ Suburb or locality Spring Gully

Period - From 01/07/2017 to 30/06/2018 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	7 Birch Gr STRATHDALE 3550	\$435,000	09/02/2018
2	198 Retreat Rd SPRING GULLY 3550	\$430,000	09/02/2018
3	2 Gemma Rose Ct SPRING GULLY 3550	\$415,000	19/03/2018

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.

16 Keogh Drive, Spring Gully Vic 3550



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**Indicative Selling Price**  
\$420,000

**Median House Price**  
Year ending June 2018: \$417,500



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 449 sqm approx  
**Agent Comments**

## Comparable Properties



**7 Birch Gr STRATHDALE 3550 (REI/VG)**

**Agent Comments**



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** 5  
**Property Type:** House



**198 Retreat Rd SPRING GULLY 3550 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** 5  
**Property Type:** House



**2 Gemma Rose Ct SPRING GULLY 3550 (REI/VG)**

**Agent Comments**



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 19/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 566 sqm approx