

## 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](http://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

Leonie Butler CEA (REIV)

0417 521 661

leonie@dck.com.au



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 440 sqm approx

**Agent Comments**

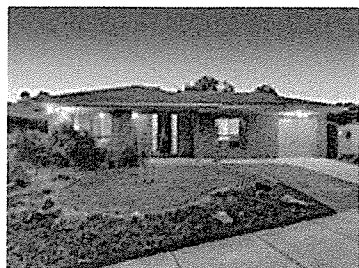
**Indicative Selling Price**

\$410,000 - \$450,000

**Median House Price**

Year ending December 2020: \$517,500

## Comparable Properties



**90 Retreat Rd SPRING GULLY 3550 (REIV/G)**

**Agent Comments**



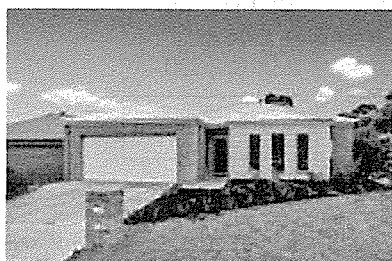
**Price:** \$450,000

**Method:** Private Sale

**Date:** 18/11/2020

**Property Type:** House

**Land Size:** 599 sqm approx



**8b Benjamin Ct SPRING GULLY 3550 (VG)**

**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.

**Account - Dungey Carter Ketterer | P: 03 5440 5000**



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.