

# 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

57 Spring Gully Road, 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) (\*Delete single price or range as applicable)

Single price \$275,000

or range between \$

&

\$

### Median sale price

Median price \$423,615

Property type House

Suburb Spring Gully

Period - From 12<sup>th</sup> August 2018

to 12<sup>th</sup> August 2019

Source RPdata

### Comparable property sales

These are the three properties sold within five 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.

Address of comparable property	Price	Date of sale
6 Cook St, Spring Gully Vic 3550	\$315,500	27/03/2018
41 Retreat Road, Flora Hill Vic 3550	\$270,000	05/10/2018
54 Spring Gully Road, Spring Gully Vic 3550	\$247,500	01/11/2018

This Statement of Information was prepared on: 13<sup>th</sup> August 2019