

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 | 6/165 Retreat Road, Spring Gully Vic 3550 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$225,000 | & | \$240,000 |
|---------------|-----------|---|-----------|

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 | 2/23 Osborne St FLORA HILL 3550 | \$240,000 | 13/08/2018 |
| 2 | 4/163 Retreat Rd SPRING GULLY 3550 | \$235,000 | 03/08/2018 |
| 3 | 2/37 Race St FLORA HILL 3550 | \$225,000 | 26/09/2017 |

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.

6/165 Retreat Road, Spring Gully Vic 3550



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Indicative Selling Price

\$225,000 - \$240,000

Median House Price

Year ending September 2018: \$420,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/23 Osborne St FLORA HILL 3550 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 13/08/2018

Rooms: 3

Property Type: Unit



4/163 Retreat Rd SPRING GULLY 3550 (VG)

Agent Comments



Price: \$235,000

Method: Sale

Date: 03/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/37 Race St FLORA HILL 3550 (VG)

Agent Comments



Price: \$225,000

Method: Sale

Date: 26/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)