

# 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

6/21 Osborne Street, 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 \$206,000 & \$226,000

#### 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 | 2/37 Race St FLORA HILL 3550          | \$225,000 | 26/09/2017   |
| 2 | 2/75-77 Somerville St FLORA HILL 3550 | \$220,000 | 27/02/2018   |
| 3 | 3/8 Clarke St KENNINGTON 3550         | \$210,000 | 14/08/2018   |

OR

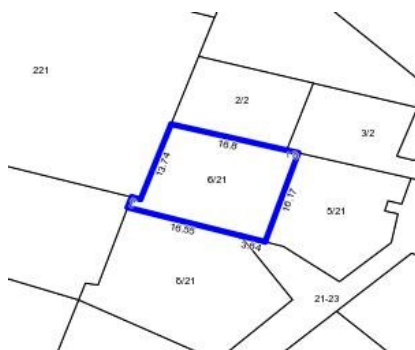
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

6/21 Osborne Street, Spring Gully Vic 3550



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**Indicative Selling Price**  
\$206,000 - \$226,000  
**Median House Price**  
Year ending June 2018: \$417,500



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



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)



2/75-77 Somerville St FLORA HILL 3550 (REI/VG)

**Agent Comments**



**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 250 sqm approx



3/8 Clarke St KENNINGTON 3550 (VG)

**Agent Comments**



**Price:** \$210,000  
**Method:** Sale  
**Date:** 14/08/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)