

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/60a Spring Gully Road, Spring Gully VIC 3550

Indicative selling price

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

\$295,000

&

\$315,000

Median sale price

*Insufficient data for a 2 bedroom unit in Spring Gully. Please find the median Unit price below

Median price \$277,500 Unit X Suburb or locality Spring Gully
Period - From August 7th 2017 to August 24th of 2017 Source www.realestate.com.au

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
1. 1/211 Carpenter Street, Quarry Hill VIC 3550	\$300,000	03/11/16
2. 1/2 Annabell Court, Spring Gully VIC 3550	\$295,000	02/06/17
3. 2 Whittaker Street, Spring Gully VIC 3550	\$310,000	20/07/17

Additional information about comparable sales.



Quarry Hill 1/211 Carpenter Street **2 BED 2 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 313m²



Spring Gully 1/2 Annabell Court **2 BED 1 BATH 1 CAR 3 ROOMS**

METHOD Private
TYPE House
LAND Approx. 395m²



Spring Gully 2 Whittaker Street **2 BED 2 BATH 1 CAR 4 ROOMS**

METHOD Private
TYPE House
LAND Approx. 286m²