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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1 & 2/16a Spring Gully Road, Spring Gully VIC 3550
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$430,000
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\$470,000
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### Median sale price

Median price	<table border="1"><tr><td>\$470,000</td></tr></table>	\$470,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Spring Gully</td></tr></table>	Spring Gully
\$470,000								
X								
Spring Gully								
Period - From	<table border="1"><tr><td>September 11<sup>th</sup> 2017</td></tr></table>	September 11 <sup>th</sup> 2017	to	<table border="1"><tr><td>September 14<sup>th</sup> 2017</td></tr></table>	September 14 <sup>th</sup> 2017	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
September 11 <sup>th</sup> 2017								
September 14 <sup>th</sup> 2017								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

### Comparable property sales

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 18 months.