

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 or
locality and postcode

103 Retreat Road, Spring Gully, VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$430,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$372,500 *House *Unit Suburb or locality Spring Gully

Period - From OCT 2016 to SEP 2017 Source pricefinder

Comparable property sales

A* 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 32 Bolton Drive, Kennington, VIC 3550	\$415,000	10/04/2017
2 15 Houlahan Street, Kennington, VIC 3550	\$430,000	20/04/2017
3 24 Lowndes Street, Kennington, VIC 3550	\$437,000	23/06/2017