

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 and
postcode

90 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$262,500

Property type

Unit

Suburb

Spring Gully

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 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

3 Georgina Court Spring Gully VIC 3550	\$495,000	09-Oct-19
5A Justine Court Spring Gully VIC 3550	\$460,000	01-Jul-20
12 Skene Street Kennington VIC 3550	\$479,000	18-Feb-20

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 18 months.~~

This Statement of Information was prepared on: 29 September 2020


**3 Georgina Court Spring Gully VIC
3550**
 3  2  2

Sold Price

\$495,000

Sold Date

09-Oct-19

Distance

0.14km

**5A Justine Court Spring Gully VIC
3550**
 3  2  2

Sold Price

\$460,000

Sold Date

01-Jul-20

Distance

0.7km

**12 Skene Street Kennington VIC
3550**
 4  2  1

Sold Price

\$479,000

Sold Date

18-Feb-20

Distance

2.92km

RS = Recent sale

UN = Undisclosed Sale

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