

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

15 Mandurang Road, Spring Gully, VIC 3550

Indicative selling price

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

Range \$280,000 to \$300,000

Median sale price

Median Price \$415,000 | Unit | Spring Gully

Period – From 12th November 2017 to 12th November 2018 Source – RPdata

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
15/33 Mandurang Road, Spring Gully Vic 3550	\$270,000	13/06/2017
1 Glenn Street, Spring Gully Vic 3550	\$280,000	06/09/2017
3/17 Spring Gully Road, Quarry Hill Vic 3550	\$282,000	23/01/2018