

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

19 Benjamin Court, Spring Gully Vic 3551

Indicative selling price

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

Range \$355,000 - \$375,000

Median sale price

Median Price \$395,000 | House | Spring Gully

Period – From 28th March 2018 to 28th March 2019 Source – 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
263 Carpenter Street, Spring Gully Vic 3550	\$342,500	31/08/2018
3 Tennyson Street, Quarry Hill Vic 3550	\$350,000	10/09/2018
9 Carey Court, Spring Gully Vic 3550	\$329,500	29/08/2018