

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

165 JOBS GULLY ROAD EAGLEHAWK VIC 3556

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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Nov 2022

to

31 Oct 2023

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

4 BARNBOUGLE PLACE EAGLEHAWK VIC 3556	\$560,000	02-Jun-23
7 FALCON DRIVE CALIFORNIA GULLY VIC 3556	\$557,000	12-May-23
73 BRIGHT STREET CALIFORNIA GULLY VIC 3556	\$545,000	20-Sep-23

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: 14 November 2023



**4 BARNBOUGLE PLACE
 EAGLEHAWK VIC 3556**

 3  2  2

Sold Price **\$560,000** Sold Date **02-Jun-23**

Distance **0.12km**



**7 FALCON DRIVE CALIFORNIA
 GULLY VIC 3556**

 3  2  2

Sold Price **\$557,000** Sold Date **12-May-23**

Distance **0.79km**



**73 BRIGHT STREET CALIFORNIA
 GULLY VIC 3556**

 3  2  2

Sold Price ^{RS} **\$545,000** Sold Date **20-Sep-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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