

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 776 HODGES ESTATE ROAD, CALULU 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$850,000**

### Median sale price

**Not provided**

### 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 the most comparable to the property for sale.

<b>580 Hodges Estate Road,</b> Calulu 3875	<b>Price \$625,000</b> Sold 16 June 2017
<b>1000 Wy Yung-Calulu Road,</b> Calulu 3875	<b>Price \$460,000</b> Sold 16 June 2017
<b>1100 Wy Yung-Calulu Road,</b> Calulu 3875	<b>Price \$595,000</b> Sold 08 November 2016

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated and the suburb records (if any) do not provide information based on that the requirements of section 47AF of the Estate Agents Act 1980. This information was sourced from Core Logic RP Data.

House



3 beds



2 baths



3 parking

### Elders Real Estate Bairnsdale

180 Main Street,  
Bairnsdale VIC 3875

### Contact agents



**Mark Ashley**  
Elders

03 5153 2929  
0409 001 987

[mark.ashley@eldersrealestate.com.au](mailto:mark.ashley@eldersrealestate.com.au)

