

## 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 or locality and postcode

149 Sailors Gully Road, Sailors Gully 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$420,000

&

\$445,000

### Median sale price

Median price

\$ 350,000

Property type

Residential

Suburb

Sailors Gully

Period - From

28.07.2020

to

28.07.2021

Source

Realestate.com

### 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

154 Sailors Gully Road, Sailors Gully	\$415,000	08.05.2021
29 Moon Street, Sailors Gully	\$485,00	09.04.2021
21 Franklin Street, Sailors Gully	\$380,000	28.05.2021

This Statement of Information was prepared on: 09.08.2021