

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

24 Sailors 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Nov 2019

to

31 Oct 2020

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

15 Weatherall Street California Gully VIC 3556	\$310,000	28-Jul-20
7 Duncan Street Long Gully VIC 3550	\$315,000	15-Jun-20
6 Pethard Place Golden Square VIC 3555	\$330,000	21-May-20

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.~~

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Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au



15 Weatherall Street California Gully VIC 3556

2 1 2

Sold Price **\$310,000** Sold Date **28-Jul-20**

Distance **2.25km**



7 Duncan Street Long Gully VIC 3550

2 1 2

Sold Price **\$315,000** Sold Date **15-Jun-20**

Distance **3.67km**



6 Pethard Place Golden Square VIC 3555

2 1 2

Sold Price **\$330,000** Sold Date **21-May-20**

Distance **4.81km**

RS = Recent sale **UN** = Undisclosed Sale

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