

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 FENTON STREET, SAILORS GULLY, VIC = - 🗁 - 😂 -







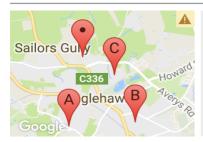
**Indicative Selling Price** 

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

Single Price: \$339,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

## **MEDIAN SALE PRICE**



## SAILORS GULLY, VIC, 3556

**Suburb Median Sale Price (House)** 

\$255,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



### 5 MCCORMACKS RD, EAGLEHAWK, VIC 3556







Sale Price

\$331,000

Sale Date: 07/02/2017

Distance from Property: 2km





## 11 JOBS GULLY RD, EAGLEHAWK, VIC 3556







Sale Price

\$359,000

Sale Date: 02/03/2017

Distance from Property: 2.3km





42 ORLANDO ST, EAGLEHAWK, VIC 3556







**Sale Price** 

\$368,000

Sale Date: 10/03/2017

Distance from Property: 977m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

| Address<br>Including suburb and<br>postcode | 10 FENTON STREET, SAILORS GULLY, VIC 3556 |
|---|---|
|---|---|

## Indicative selling price

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

| Single Price: | \$339,000 |
|---------------|-----------|
|               |           |

## Median sale price

| Median price | \$255,000                      | House | Χ | Unit   | Suburb | SAILORS GULLY |
|--------------|--------------------------------|-------|---|--------|--------|---------------|
| Period       | 01 April 2017 to 31 March 2018 |       |   | Source | p      | ricefinder    |

## 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 |
|---------------------------------------|-----------|--------------|
| 5 MCCORMACKS RD, EAGLEHAWK, VIC 3556  | \$331,000 | 07/02/2017   |
| 11 JOBS GULLY RD, EAGLEHAWK, VIC 3556 | \$359,000 | 02/03/2017   |
| 42 ORLANDO ST, EAGLEHAWK, VIC 3556    | \$368,000 | 10/03/2017   |