

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

11 FENTON STREET SAILORS GULLY 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

House

Suburb

Sailors Gully

Period-from

01 Jul 2022

to

30 Jun 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

16 HAGGAR STREET EAGLEHAWK VIC 3556	\$370,000	24-Feb-23
177 UPPER CALIFORNIA GULLY ROAD CALIFORNIA GULLY VIC 3556	\$370,000	27-Jun-23
86 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550	\$370,000	08-Dec-22

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 July 2023



**16 HAGGAR STREET EAGLEHAWK
VIC 3556**

 2  1  6

Sold Price **\$370,000**

Sold Date **24-Feb-23**

Distance **1.82km**



**177 UPPER CALIFORNIA GULLY
ROAD CALIFORNIA GULLY VIC
3556**

 4  1  2

Sold Price^{RS} **\$370,000**

Sold Date **27-Jun-23**

Distance **2.64km**



**86 HOLDSWORTH ROAD NORTH
BENDIGO VIC 3550**

 3  1  2

Sold Price **\$370,000**

Sold Date **08-Dec-22**

Distance **3.81km**

RS = Recent sale

UN = Undisclosed Sale

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