

# Statement of information Single residential property located outside the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

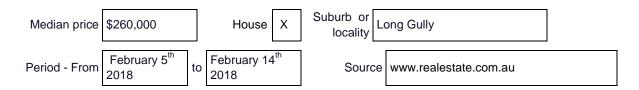
Address	
Including suburb and	265 Eaglehawk Road, Long Gully VIC 3550
postcode	

#### Indicative selling price

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

\$220,000	&	\$240,000

#### Median sale price



#### 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
1. 18 Taylor Street, California Gully VIC 3550	\$285,000	03/10/17
2. 7 Stone Street, Long Gully VIC 3550	\$255,000	12/10/17
3. 20 Gundry Street, Long Gully VIC 3550	\$275,000	25/10/17

Property data source: www.rpdata.com.au. Generated on 14/02/18.



# Additional information about comparable sales.



California Gully 18 Taylor Street

3 BED 1 BATH 4 CAR 4 ROOMS

METHOD Private
TYPE House

LAND Approx. 1,334m2



California Gully 7 Stone Street

3 BED 1 BATH 3 CAR 4 ROOMS

METHOD PrivateTYPE House

LAND Approx. 765m2



Long Gully 20 Gundry Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD PrivateTYPE House

LAND Approx. 925m2

Property data source: www.rpdata.com.au Generated on 14/02/18