

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
postcode 265 Eaglehawk Road, Long Gully VIC 3550

Indicative selling price

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

\$220,000

&

\$240,000

Median sale price

Median price \$260,000

House ☒

Suburb or
locality Long Gully

Period - From February 5th
2018

to February 14th
2018

Source www.realestate.com.au

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 Private
TYPE House
LAND Approx. 765m2



Long Gully 20 Gundry Street 3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 925m2