

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	15 Jobs Gully Road, Eaglehawk Vic 3556
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$395,000

#### Median sale price

Median price	\$330,000	Hou	ise X	Unit		Suburb or locality	Eaglehawk
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

#### 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 eighteen 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 13c Brown St CALIFORNIA GULLY 3556 \$410,000 01/06/2018 2 3 Miller Ct EAGLEHAWK 3556 \$400,000 09/11/2018 3 6a Turner St CALIFORNIA GULLY 3556 \$366,500 15/05/2018

#### 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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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**Indicative Selling Price** \$395,000 **Median House Price** March quarter 2019: \$330,000



Rooms:

Property Type: House Land Size: 1029 sqm approx

**Agent Comments** 

### Comparable Properties



13c Brown St CALIFORNIA GULLY 3556

(REI/VG)



Price: \$410,000 Method: Private Sale Date: 01/06/2018

Rooms: 7

Property Type: House Land Size: 860 sqm approx **Agent Comments** 



3 Miller Ct EAGLEHAWK 3556 (REI/VG)



Price: \$400.000 Method: Private Sale Date: 09/11/2018 Rooms: 5

Property Type: House Land Size: 1029 sqm approx **Agent Comments** 



6a Turner St CALIFORNIA GULLY 3556

(REI/VG)

Price: \$366,500 Method: Private Sale Date: 15/05/2018 Rooms: 5

Property Type: House Land Size: 837 sqm approx **Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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