



## STATEMENT OF INFORMATION

114 PEG LEG ROAD, SAILORS GULLY, VIC 3556

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**114 PEG LEG ROAD, SAILORS GULLY, VIC**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$235,000 to \$245,000**

Provided by: Danny Crowle, Bendigo Property Plus

## MEDIAN SALE PRICE



**SAILORS GULLY, VIC, 3556**

Suburb Median Sale Price (House)

**\$255,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**6 ROSE ST, CALIFORNIA GULLY, VIC 3556**

 3  1  -

Sale Price

**\$255,000**

Sale Date: 20/07/2017

Distance from Property: 2.4km



**39 VICTORIA ST, EAGLEHAWK, VIC 3556**

 2  1  3

Sale Price

**\$245,000**

Sale Date: 10/11/2016

Distance from Property: 2km



This report has been compiled on 07/12/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

114 PEG LEG ROAD, SAILORS GULLY, VIC 3556

Indicative selling price

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Price Range:

\$235,000 to \$245,000

Median sale price

Median price

\$255,000

House

X

Unit


Suburb

SAILORS GULLY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
6 ROSE ST, CALIFORNIA GULLY, VIC 3556	\$255,000	20/07/2017
39 VICTORIA ST, EAGLEHAWK, VIC 3556	\$245,000	10/11/2016