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	11 LETHEBYS ROAD, SAILORS GULLY, VIC

Indicative selling price

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

Price Range:	$325,000 to $345,000

Median sale price

Median price	$257,500	House	X	Unit	
Suburb	SAILORS GULLY				
Period	01 July 2017 to 30 June 2018	Source	pricefinder		

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
3 HAGGAR ST, EAGLEHAWK, VIC 3556	*$327,000	14/05/2018
10 FENTON ST, SAILORS GULLY, VIC 3556	*$337,500	24/04/2018
29 SIMPSONS RD, EAGLEHAWK, VIC 3556	*$340,000	03/01/2018