

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

350 EAGLEHAWK ROAD CALIFORNIA GULLY VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,500

Property type

House

Suburb

California Gully

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 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

177 UPPER CALIFORNIA GULLY ROAD CALIFORNIA GULLY VIC 3556	\$370,000	28-Jun-23
37 PEG LEG ROAD EAGLEHAWK VIC 3556	\$385,000	11-Aug-23
17 WILLAN STREET EAGLEHAWK VIC 3556	\$385,000	18-Apr-23

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 18 months.

This Statement of Information was prepared on: 13 February 2024

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**177 UPPER CALIFORNIA GULLY  
ROAD CALIFORNIA GULLY VIC  
3556**

 4  1  2

Sold Price **\$370,000** Sold Date **28-Jun-23**

Distance **0.9km**



**37 PEG LEG ROAD EAGLEHAWK  
VIC 3556**

 3  1  1

Sold Price **\$385,000** Sold Date **11-Aug-23**

Distance **1.49km**



**17 WILLAN STREET EAGLEHAWK  
VIC 3556**

 4  1  3

Sold Price

Sold Date **18-Apr-23**

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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