
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

47 Franklin Street, Sailors Gully VIC 3556
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Indicative selling price

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

\$299,000	-	\$315,000
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Median sale price

Median price	<table border="1"><tr><td>\$255,000</td></tr></table>	\$255,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Sailors Gully</td></tr></table>	Sailors Gully
\$255,000								
X								
Sailors Gully								
Period - From	<table border="1"><tr><td>February 12th 2018</td></tr></table>	February 12 th 2018	to	<table border="1"><tr><td>February 21st 2018</td></tr></table>	February 21 st 2018	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
February 12 th 2018								
February 21 st 2018								
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. 10 Dunstan Street, Sailors Gully VIC 3556	\$320,000	08/08/17
2. 161 Sailors Gully Road, Sailors Gully VIC 3556	\$325,000	26/06/17
3. 15 Fry Street, Eaglehawk VIC 3556	\$337,500	11/09/17

Property data source: www.rpdata.com.au. Generated on 21/02/18.

Additional information about comparable sales.



Sailors Gully 10 Dunstan Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 627m2



Sailors Gully 161 Sailors Gully Road

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 810m2



Eaglehawk 15 Fry Street

3 BED 2 BATH 4 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 475m2