

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 LESTER STREET, SAILORS GULLY, VIC**  2  1  2

### Indicative Selling Price

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

Price Range: **\$340,000 to \$370,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

## MEDIAN SALE PRICE



**SAILORS GULLY, VIC, 3556**

Suburb Median Sale Price (House)

**\$500,000**

01 October 2023 to 30 September 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**1A HILL ST, EAGLEHAWK, VIC 3556**

 2  1  1

Sale Price

**\$370,000**

Sale Date: 19/04/2024

Distance from Property: 1.3km 



**25 BARRELL ST, EAGLEHAWK, VIC 3556**

 2  1  4

Sale Price

**\$410,000**

Sale Date: 11/01/2024

Distance from Property: 2.2km 



**1 FARNSWORTH ST, EAGLEHAWK, VIC 3556**

 2  1  2

Sale Price

**\$355,000**

Sale Date: 13/02/2024

Distance from Property: 1km 

This report has been compiled on 25/11/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.