

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

149 SAILORS GULLY ROAD SAILORS GULLY VIC 3556

Indicative selling price

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

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

House

Suburb

Sailors Gully

Period-from

01 Jun 2022

to

31 May 2023

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

38 MURDOCK STREET CALIFORNIA GULLY VIC 3556	\$570,000	03-Oct-22
45 NAPIER STREET EAGLEHAWK VIC 3556	\$560,000	15-Sep-22
21 BARRELL STREET EAGLEHAWK VIC 3556	\$585,000	11-Sep-22

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: 01 June 2023

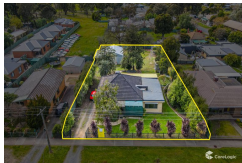

38 MURDOCK STREET CALIFORNIA GULLY VIC 3556

Sold Price **\$570,000** Sold Date **03-Oct-22**
 3  1  -

Distance **2.55km**

45 NAPIER STREET EAGLEHAWK VIC 3556

Sold Price **\$560,000** Sold Date **15-Sep-22**
 3  2  1

Distance **1.66km**

21 BARRELL STREET EAGLEHAWK VIC 3556

Sold Price **\$585,000** Sold Date **11-Sep-22**
 4  2  -

Distance **2.48km**
RS = Recent sale

UN = Undisclosed Sale

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