

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 or
locality and postcode

15 Jobs Gully Road, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Eaglehawk

Period - From

01/01/2019

to

31/03/2019

Source

REIV

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 eighteen 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	13c Brown St CALIFORNIA GULLY 3556	\$410,000	01/06/2018
2	3 Miller Ct EAGLEHAWK 3556	\$400,000	09/11/2018
3	6a Turner St CALIFORNIA GULLY 3556	\$366,500	15/05/2018

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 eighteen months.



Rooms:
Property Type: House
Land Size: 1029 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Median House Price
March quarter 2019: \$330,000

Comparable Properties



13c Brown St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 01/06/2018
Rooms: 7
Property Type: House
Land Size: 860 sqm approx



3 Miller Ct EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 09/11/2018
Rooms: 5
Property Type: House
Land Size: 1029 sqm approx



6a Turner St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$366,500
Method: Private Sale
Date: 15/05/2018
Rooms: 5
Property Type: House
Land Size: 837 sqm approx