

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

21 Franklin Street, Sailors Gully Vic 3556

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price \$305,000 Property Type House Suburb Sailors Gully

Period - From 25/05/2020 to 24/05/2021 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 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	71 Victoria St EAGLEHAWK 3556	\$350,000	22/04/2021
2	3 Newton St EAGLEHAWK 3556	\$365,000	10/03/2021
3	212a Sailors Gully Rd SAILORS GULLY 3556	\$378,000	13/01/2021

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:

25/05/2021 12:28



3 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 966 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000
Median House Price
25/05/2020 - 24/05/2021: \$305,000

Comparable Properties

71 Victoria St EAGLEHAWK 3556 (VG)

Agent Comments

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Price: \$350,000
Method: Sale
Date: 22/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1047 sqm approx



3 Newton St EAGLEHAWK 3556 (VG)

Agent Comments

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Price: \$365,000
Method: Sale
Date: 10/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1015 sqm approx



212a Sailors Gully Rd SAILORS GULLY 3556 (VG)

Agent Comments

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Price: \$378,000
Method: Sale
Date: 13/01/2021
Property Type: House (Res)
Land Size: 1851 sqm approx