

Statement of information Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

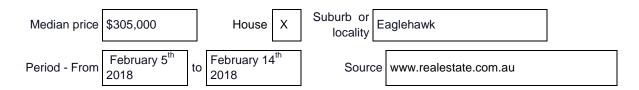
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Address	
Including suburb and	1A Watson Avenue, Eaglehawk VIC 3556
postcode	

Indicative selling price

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

\$240,000	&	\$260,000
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Median sale price



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. 11 Christian Street, California Gully VIC 3556	\$250,000	03/08/17
2. 8 Matherick Street, California Gully VIC 3556	\$265,000	08/08/17
3. 360 Eaglehawk Road, California Gully VIC 3556	\$245,000	22/09/17

Property data source: www.rpdata.com.au. Generated on 14/02/18.



Additional information about comparable sales.



California Gully 11 Christian Street 3 BED 2 BATH - CAR 5 ROOMS

METHOD Private
TYPE House

LAND Approx. 610m2



California Gully 8 Matherick Street 3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House

LAND Approx. 664m2



California Gully 360 Eaglehawk Road 3 BED 2 BATH 3 CAR 5 ROOMS

METHOD PrivateTYPE House

LAND Approx. 431m2

Property data source: www.rpdata.com.au Generated on 14/02/18