

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

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

### Indicative selling price

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

\$240,000

&

\$260,000

### Median sale price

Median price \$305,000

House

X

Suburb or  
locality Eaglehawk

Period - From February 5<sup>th</sup>  
2018

to February 14<sup>th</sup>  
2018

Source [www.realestate.com.au](http://www.realestate.com.au)

### 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](http://www.rpdata.com.au). Generated on 14/02/18.

## Additional information about comparable sales.



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

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 610m2



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

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 664m2



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

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 431m2