

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Willan St EAGLEHAWK 3556	\$286,000	17/05/2018
2	13 Vinton St CALIFORNIA GULLY 3556	\$273,000	17/05/2018
3	1/26 Sandhurst Rd CALIFORNIA GULLY 3556	\$234,000	25/08/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:
Property Type: House
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$245,000
Median House Price
Year ending March 2018: \$243,500

Comparable Properties



23 Willan St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$286,000
Method: Sale
Date: 17/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 626 sqm approx

13 Vinton St CALIFORNIA GULLY 3556 (VG)

Agent Comments



Price: \$273,000
Method: Sale
Date: 17/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx



1/26 Sandhurst Rd CALIFORNIA GULLY 3556 (REI)

Agent Comments



Price: \$234,000
Method: Private Sale
Date: 25/08/2016
Rooms: 7
Property Type: House