

### 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

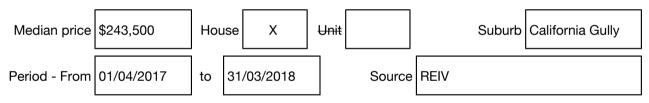
4-26 Sandhurst Road, California Gully Vic 3556

#### Indicative selling price

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

Single price \$245,000

#### Median sale price



#### 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au



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)



ά. 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

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 Agent Comments (REI)



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

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