

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



176 SAILORS GULLY ROAD, SAILORS

 7  3  6

Indicative Selling Price

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

Price Range: \$530,000 to \$585,000

MEDIAN SALE PRICE



SAILORS GULLY, VIC, 3556

Suburb Median Sale Price (House)

\$240,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



209 SAILORS GULLY RD, SAILORS GULLY, VIC

 4  2  3

Sale Price

\$570,000

Sale Date: 14/09/2015

Distance from Property: 472m



47 ORLANDO ST, EAGLEHAWK, VIC 3556

 3  2  4

Sale Price

\$610,000

Sale Date: 28/08/2015

Distance from Property: 1.8km



1 GROWLER ST, SAILORS GULLY, VIC 3556

 3  2  -

Sale Price

\$500,000

Sale Date: 07/08/2015

Distance from Property: 1.1km



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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14 HODGSON ST, EAGLEHAWK, VIC 3556



Sale Price

\$550,000

Sale Date: 13/05/2016

Distance from Property: 2km



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

176 SAILORS GULLY ROAD, SAILORS GULLY, VIC 3556

Indicative selling price

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Price Range: \$530,000 to \$585,000

Median sale price

Median price \$240,000

House

Unit

Suburb SAILORS GULLY

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

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
209 SAILORS GULLY RD, SAILORS GULLY, VIC 3556	\$570,000	14/09/2015
47 ORLANDO ST, EAGLEHAWK, VIC 3556	\$610,000	28/08/2015
1 GROWLER ST, SAILORS GULLY, VIC 3556	\$500,000	07/08/2015
14 HODGSON ST, EAGLEHAWK, VIC 3556	\$550,000	13/05/2016