## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

329 Eaglehawk Road, California Gully Vic 3556

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$360,000		&		\$390,000			
Median sale p	rice							
Median price	\$469,250	Pro	operty Type	Hou	se		Suburb	California Gully
Period - From	01/01/2022	to	31/12/2022		So	urce	REIV	

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

A\* 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.

Ade	dress of comparable property	Price	Date of sale
1	128 Upper California Gully Rd CALIFORNIA GULLY 3556	\$378,000	24/03/2022
2	336 Eaglehawk Rd CALIFORNIA GULLY 3556	\$361,000	10/02/2022
3	11 Panton St EAGLEHAWK 3556	\$360,000	16/09/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

23/01/2023 13:42





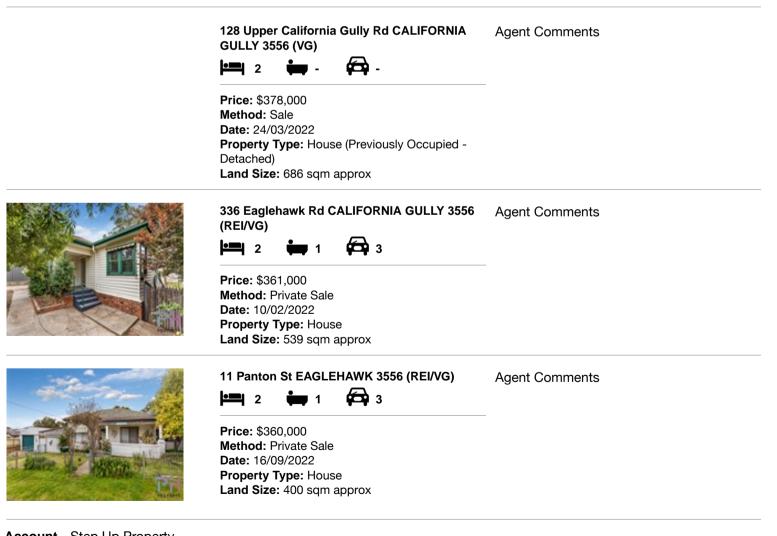
Jaylee Dixon 0490035610 office@stepupproperty.com.au





Rooms: 3 Property Type: House Agent Comments Indicative Selling Price \$360,000 - \$390,000 Median House Price Year ending December 2022: \$469,250

# **Comparable Properties**



#### Account - Step Up Property





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