

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

38 Franklin Street, Sailor's Gully, VIC, 3556.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$380,000 or range between N/A & N/A

Median sale price

Median price \$ Property type *Vacant Land* Suburb Sailor's Gully

Period - From 01/01/2022 to 31/12/2023 Source PriceFinder

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.

Address of comparable property	Price	Date of sale
4B Lower Beckhams Road, Maiden Gully, VIC 3551 (718 m ²)	\$340,000	9 Aug 2023
9 The Heath, Eaglehawk VIC 3556 (798m ²)	\$290,000	13 May 2024
5 Reef Street, Eaglehawk VIC 3556 (504m ²)	\$245,000	18 Oct 2022

This Statement of Information was prepared on: 2 July /2024