

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 and
postcode

Lot 3/2 Gaskell Street Eaglehawk 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

\$364,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,416

Property type

House

Suburb

Eaglehawk

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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

15 Jobs Gully Road Eaglehawk VIC 3556	\$387,000	04-Jul-19
11 Bullock Street Eaglehawk VIC 3556	\$385,000	17-Oct-19
21A Reef Street Eaglehawk VIC 3556	\$365,000	14-Aug-18

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: 16 January 2020



15 Jobs Gully Road Eaglehawk VIC 3556

 4  2  2

Sold Price

\$387,000

Sold Date

04-Jul-19

Distance

0.04km



11 Bullock Street Eaglehawk VIC 3556

 4  2  2

Sold Price

\$385,000

Sold Date

17-Oct-19

Distance

1km



21A Reef Street Eaglehawk VIC 3556

 4  2  2

Sold Price

\$365,000

Sold Date

14-Aug-18

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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