

# 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 119 Shanahans Road, Eppalock Vic 3551  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$549,000 & \$569,000

### Median sale price

Median price \$570,000 Property Type House Suburb Eppalock

Period - From 21/10/2019 to 20/10/2020 Source 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.

	Address of comparable property	Price	Date of sale
1	41 Kennelly Rd EPPALOCK 3551	\$570,000	07/11/2019
2	171 Czar Cr EPPALOCK 3551	\$550,000	07/05/2020
3	369 Bowles Rd EPPALOCK 3551	\$550,000	07/08/2019

**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: 21/10/2020 09:50



4   3   5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 50000 sqm approx

Agent Comments

**Indicative Selling Price**

\$549,000 - \$569,000

**Median House Price**

21/10/2019 - 20/10/2020: \$570,000

## Comparable Properties



41 Kennelly Rd EPPALOCK 3551 (REI/VG)

Agent Comments

3   2   4

**Price:** \$570,000

**Method:** Private Sale

**Date:** 07/11/2019

**Property Type:** House

**Land Size:** 78913.77 sqm approx



171 Czar Cr EPPALOCK 3551 (REI/VG)

Agent Comments

3   2   4

**Price:** \$550,000

**Method:** Private Sale

**Date:** 07/05/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 79983 sqm approx



369 Bowles Rd EPPALOCK 3551 (VG)

Agent Comments

4   -   -

**Price:** \$550,000

**Method:** Sale

**Date:** 07/08/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 30000 sqm approx