

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 or locality and postcode

64 SIMPSONS ROAD EAGLEHAWK, VIC

Indicative selling price

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

Single price

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$310,000

*House

*Unit

Suburb or locality

Eaglehawk

Period - From

01 July 2017

to

30 June 2018

Source

Price finder

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
69 Curtain St Eaglehawk Vic 3556	\$317,000	23/10/2017
76 Victoria St Eaglehawk Vic 3556	\$310,000	24/10/2017
3 Jakem Crt Eaglehawk Vic 3556	\$318,000	10/11/2017