

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

8 Hill Street, Eaglehawk

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$390,000 - \$430,000

Median sale price

Median Price \$292,000 | House | Suburb

Period – From 1st December 2017 to 1st December 2018 Source – RPdata

Comparable property sales

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
51 Victoria Street, Eaglehawk	31/10/2017	\$425,000
9 Hall Street, Eaglehawk	23/02/2017	\$420,000
20 Firth Avenue, Eaglehawk	18/10/2017	\$415,000