

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	1 Gladeville Drive, Eaglehawk Vic 3556
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$365,000 & \$375,000	Range between	\$365,000	&	\$375,000
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#### Median sale price

Median price	\$330,000	Hou	use X	Unit		Suburb or locality	Eaglehawk
Period - From	01/01/2019	to	31/03/2019		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 eighteen 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 19 Evergreen Blvd JACKASS FLAT 3556 \$390,000 20/04/2018 2 23 Forbes Ct NORTH BENDIGO 3550 \$372,000 11/10/2018 3 21a Reef St EAGLEHAWK 3556 \$365,000 23/08/2018

#### 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 eighteen months.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$365,000 - \$375,000 **Median House Price** March quarter 2019: \$330,000

### Comparable Properties



19 Evergreen Blvd JACKASS FLAT 3556

(REI/VG)

Price: \$390,000 Method: Private Sale Date: 20/04/2018 Rooms: -

Property Type: House Land Size: 495 sqm approx **Agent Comments** 



23 Forbes Ct NORTH BENDIGO 3550 (REI/VG) Agent Comments





Price: \$372.000 Method: Private Sale Date: 11/10/2018 Rooms: 6

Property Type: House Land Size: 476 sqm approx

21a Reef St EAGLEHAWK 3556 (REI/VG)









**Agent Comments** 



Price: \$365,000 Method: Private Sale Date: 23/08/2018

Rooms: 7

Property Type: House Land Size: 443 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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