

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 or
locality and postcode

5/61A Jobs Gully Road, 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)

Range between \$500,000 \$525,000

Median sale price

Median price

\$525,000

Property type

House

Suburb

Eaglehawk

Period - From

1st June 2022

to

31st May 2023

Source

Realestate.com.au

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

5 Rankins Lane, Eaglehawk	\$552,738	9 th May 2023
20 Gladville Drive, Eaglehawk	\$500,000	1 st May 2023
10A Burnside Street, Eaglehawk	\$550,000	19 th April 2023

This Statement of Information was prepared on: 13th June 2023