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Statement of Information

12 HUNTINGDALE AVENUE, EAGLEHAWK, VIC 3556

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 HUNTINGDALE AVENUE, EAGLEHAWK,  3  2  2

Indicative Selling Price

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

Price Range: **\$430,000 to \$450,000**

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$280,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



22 RIVERSDALE AVE, EAGLEHAWK, VIC

 4  2  2

Sale Price

\$440,000

Sale Date: 22/06/2017

Distance from Property: 1.4km



44 ARNOLD ST, BENDIGO, VIC 3550

 2  1  3

Sale Price

\$430,000

Sale Date: 25/07/2017

Distance from Property: 5.5km



29 HARNEY ST, NORTH BENDIGO, VIC

 5  1  1

Sale Price

\$450,000

Sale Date: 12/05/2017

Distance from Property: 4.8km



This report has been compiled on 13/11/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

12 HUNTINGDALE AVENUE, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:

\$430,000 to \$450,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

EAGLEHAWK

Period

01 October 2016 to 30 September 2017

Source



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
22 RIVERSDALE AVE, EAGLEHAWK, VIC 3556	\$440,000	22/06/2017
44 ARNOLD ST, BENDIGO, VIC 3550	\$430,000	25/07/2017
29 HARNEY ST, NORTH BENDIGO, VIC 3550	\$450,000	12/05/2017