

# Statement of Information

12 HUNTINGDALE AVENUE, EAGLEHAWK, VIC 3556

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 12 HUNTINGDALE AVENUE, EAGLEHAWK, 🕮 3 🕒 2 🚓 2







**Indicative Selling Price** 

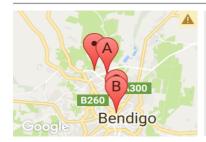
For the meaning of this price see consumer.vic.au/underquoting

**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: pricefinder

#### 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







Sale Price

\$440,000

Sale Date: 22/06/2017

Distance from Property: 1.4km





#### 44 ARNOLD ST, BENDIGO, VIC 3550







Sale Price

\$430,000

Sale Date: 25/07/2017

Distance from Property: 5.5km





# 29 HARNEY ST, NORTH BENDIGO, VIC







**Sale Price** 

\$450.000

Sale Date: 12/05/2017

Distance from Property: 4.8km



# 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
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### 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	Х	Unit	Suburb	EAGLEHAWK
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

#### 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