

# 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

2/52 Orlando Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$290,000

### Median sale price

Median price \$265,000 Property Type Unit Suburb Eaglehawk

Period - From 28/07/2019 to 27/07/2020 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 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 4/4 Majors Rd EAGLEHAWK 3556    | \$290,000 | 05/04/2020   |
| 2 | 57 Orlando St EAGLEHAWK 3556    | \$280,000 | 17/09/2019   |
| 3 | 1/39a Orlando St EAGLEHAWK 3556 | \$275,000 | 12/12/2019   |

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 18 months.~~

This Statement of Information was prepared on: 28/07/2020 23:53

2/52 Orlando Street, Eaglehawk Vic 3556



Janelle Stevens

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**Indicative Selling Price**

\$270,000 - \$290,000

**Median Unit Price**

28/07/2019 - 27/07/2020: \$265,000



**Property Type:**

Agent Comments

## Comparable Properties



**4/4 Majors Rd EAGLEHAWK 3556 (VG)**

Agent Comments



**Price:** \$290,000

**Method:** Sale

**Date:** 05/04/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**57 Orlando St EAGLEHAWK 3556 (VG)**

Agent Comments



**Price:** \$280,000

**Method:** Sale

**Date:** 17/09/2019

**Property Type:** House (Res)

**Land Size:** 359 sqm approx



**1/39a Orlando St EAGLEHAWK 3556 (VG)**

Agent Comments



**Price:** \$275,000

**Method:** Sale

**Date:** 12/12/2019

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Janelle Stevens Property



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.