

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 and
postcode

11 Birdwood Close 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)

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,250

Property type

House

Suburb

Eaglehawk

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

38 Abbey Close Eaglehawk VIC 3556	\$570,000	04-Feb-20
15 Riversdale Avenue Eaglehawk VIC 3556	\$579,000	19-Mar-21
11 Riversdale Avenue Eaglehawk VIC 3556	\$635,000	05-Feb-21

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: 03 May 2021



38 Abbey Close Eaglehawk VIC 3556

4 2 2

Sold Price

\$570,000

Sold Date **04-Feb-20**

Distance

0.97km



15 Riversdale Avenue Eaglehawk VIC 3556

4 2 2

Sold Price

\$579,000

Sold Date **19-Mar-21**

Distance

1.03km



11 Riversdale Avenue Eaglehawk VIC 3556

4 2 2

Sold Price

^{RS} **\$635,000**

Sold Date **05-Feb-21**

Distance

1.07km



19 Evergreen Boulevard Jackass Flat VIC 3556

4 2 2

Sold Price

\$565,000

Sold Date **04-Feb-21**

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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