

## 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

12 Vista 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) (\*Delete single price or range as applicable)

Range between \$240,000 & \$250,000

### Median sale price

Median price

\$291,000

Property type

Unit

Suburb

Eaglehawk

Period - From

31<sup>st</sup> October 2018

to

31<sup>st</sup> October 2019

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
7/14 Butts Road, Eaglehawk Vic 3556	\$235,000	22/11/2018
2/30A Prouses Road, North Bendigo Vic 3550	\$245,000	04/05/2019
1/31 Brazier Street, Eaglehawk Vic 3556	\$256,000	31/10/2019

This Statement of Information was prepared on: 14<sup>th</sup> November 2019