

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

175 JOBS GULLY ROAD 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,760

Property type

House

Suburb

Eaglehawk

Period-from

01 May 2021

to

30 Apr 2022

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

| | | |
|--|-----------|-----------|
| 8 KINGSTON DRIVE EAGLEHAWK VIC 3556 | \$440,000 | 30-Sep-21 |
| 49 SYMBESTER CRESCENT EAGLEHAWK VIC 3556 | \$488,000 | 02-Feb-22 |
| 181 JOBS GULLY ROAD EAGLEHAWK VIC 3556 | \$495,000 | 22-Oct-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.~~

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Real Estate

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**8 KINGSTON DRIVE EAGLEHAWK
VIC 3556**

3 2 1

Sold Price

\$440,000

Sold Date

30-Sep-21

Distance

0.11km



**49 SYMBESTER CRESCENT
EAGLEHAWK VIC 3556**

4 2 2

Sold Price

\$488,000

Sold Date

02-Feb-22

Distance

0.5km



**181 JOBS GULLY ROAD
EAGLEHAWK VIC 3556**

4 2 2

Sold Price

\$495,000

Sold Date

22-Oct-21

Distance

0.07km



**21 NATIONAL PARADE
EAGLEHAWK VIC 3556**

4 2 2

Sold Price

\$530,000

Sold Date

28-Oct-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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