

## STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

#### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

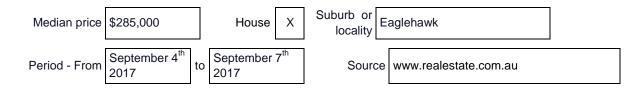
Address Including suburb and 5 Edgewater Close, Eaglehawk VIC 3556 postcode

#### Indicative selling price

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

\$290,000 & \$305,000

#### Median sale price



#### **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
1. 30 Rankins Lane, Eaglehawk VIC 3556	\$305,000	01/05/17
2. 5 Rankins Lane, Eaglehawk VIC 3556	\$320,000	15/06/17
3. 16 Metropolitan Drive, Eaglehawk VIC 3556	\$295,000	15/05/17

#### Property data source: www.rpdata.com.au. Generated on 13/09/17



# Additional information about comparable sales.



Eagleha	<b>wk</b> 30 Rankins Lane	3 BED	2 BATH	2 CAR	5 ROOMS
METHOD TYPE LAND	Private House Approx. 730m2				



Eagleha	<b>wk</b> 5 Rankins Lane	4 BED	2 BATH	2 CAR	6 ROOMS
METHOD TYPE LAND	Private House Approx. 380m2				



Eaglehawk 16 Metropolitan Drive	4 BED 2 BATH 2 CAR 6 ROOMS	

METHOD Private TYPE House LAND Approx. 480m2

Property data source: www.rpdata.com.au. Generated on 13/09/17