

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
postcode 5 Edgewater Close, Eaglehawk VIC 3556

Indicative selling price

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

\$290,000

&

\$305,000

Median sale price

Median price \$285,000

House

X

Suburb or
locality Eaglehawk

Period - From September 4th
2017 to September 7th
2017

Source www.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
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.



Eaglehawk 30 Rankins Lane

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 730m2



Eaglehawk 5 Rankins Lane

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 380m2



Eaglehawk 16 Metropolitan Drive

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 480m2