

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

2/89A Simpsons 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Unit

Suburb

Eaglehawk

Period-from

01 Sep 2020

to

31 Aug 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

3/34-36 Victoria Street Eaglehawk VIC 3556	\$354,000	26-May-21
15 Llewellyn Court California Gully VIC 3556	\$350,000	15-Jun-21
8 Catherine Street Eaglehawk VIC 3556	\$335,000	08-Sep-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: 29 September 2021

Simon Dean
P 03 5454 1999
M 0403 684 830
E simon@phproperty.com.au



3/34-36 Victoria Street Eaglehawk VIC 3556

 2  1  1

Sold Price

\$354,000

Sold Date

26-May-21

Distance

0.6km



15 Llewellyn Court California Gully VIC 3556

 2  1  1

Sold Price

^{RS} **\$350,000**

Sold Date

15-Jun-21

Distance

1.49km



8 Catherine Street Eaglehawk VIC 3556

 2  1  1

Sold Price

^{RS} **\$335,000**

Sold Date

08-Sep-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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