

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

18 Lester Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$360,000 Property Type House Suburb Eaglehawk

Period - From 02/03/2020 to 01/03/2021 Source REIV

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.

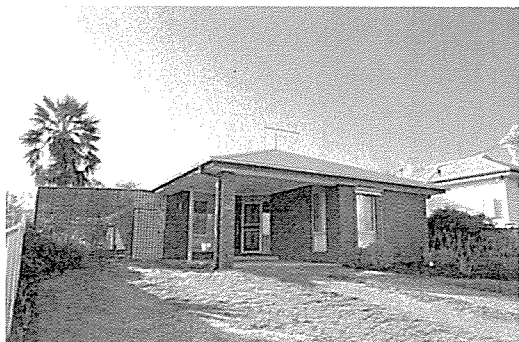
Address of comparable property	Price	Date of sale
1 8 Harris St CALIFORNIA GULLY 3556	\$343,000	22/12/2020
2 66 Sandhurst Rd CALIFORNIA GULLY 3556	\$335,000	13/01/2021
3 13 Chapple St EAGLEHAWK 3556	\$329,000	19/02/2021

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:

02/03/2021 09:26

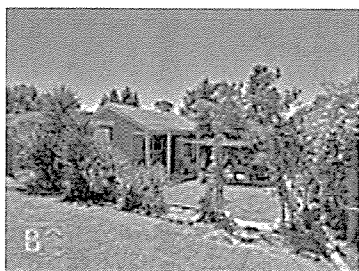


 3  1  1

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median House Price
02/03/2020 - 01/03/2021: \$360,000

Comparable Properties



8 Harris St CALIFORNIA GULLY 3556 (REI)

Agent Comments

 3  1  2

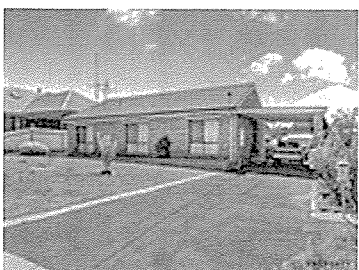
Price: \$343,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 593 sqm approx

66 Sandhurst Rd CALIFORNIA GULLY 3556 (VG)

Agent Comments

 3  -  -

Price: \$335,000
Method: Sale
Date: 13/01/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 730 sqm approx



13 Chapple St EAGLEHAWK 3556 (REI)

Agent Comments

 2  1  1

Price: \$329,000
Method: Private Sale
Date: 19/02/2021
Property Type: House
Land Size: 652 sqm approx