

STATEMENT OF INFORMATION

82 EAGLEHAWK ROAD, IRONBARK, VIC 3550

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



82 EAGLEHAWK ROAD, IRONBARK, VIC

 3  1  1

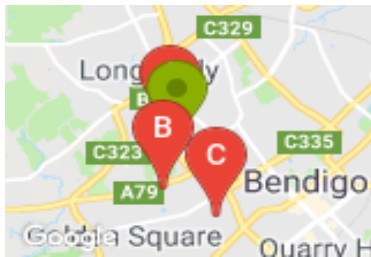
Indicative Selling Price

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

Price Range: \$299,000 to \$325,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (House)

\$275,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



108 EAGLEHAWK RD, IRONBARK, VIC 3550

 3  1  1

Sale Price

\$320,000

Sale Date: 08/03/2018

Distance from Property: 240m



2 PETHARD PL, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

\$306,500

Sale Date: 09/08/2017

Distance from Property: 602m



40 HONEYSUCKLE ST, BENDIGO, VIC 3550

 3  1  1

Sale Price

\$310,000

Sale Date: 23/02/2018

Distance from Property: 1.1km



This report has been compiled on 27/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

82 EAGLEHAWK ROAD, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$299,000 to \$325,000

Median sale price

Median price

\$275,000

House

Unit

Suburb

IRONBARK

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
108 EAGLEHAWK RD, IRONBARK, VIC 3550	\$320,000	08/03/2018
2 PETHARD PL, GOLDEN SQUARE, VIC 3555	\$306,500	09/08/2017
40 HONEYSUCKLE ST, BENDIGO, VIC 3550	\$310,000	23/02/2018