

# 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

54 Napier Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$445,000 & \$475,000

### Median sale price

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

Period - From 01/01/2020 to 31/12/2020 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	36 Napier St EAGLEHAWK 3556	\$555,000	28/04/2020
2	1 Victoria St IRONBARK 3550	\$495,000	23/12/2020
3	17 Sandhurst Rd CALIFORNIA GULLY 3556	\$420,000	17/01/2020

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:

18/02/2021 14:46

54 Napier Street, Eaglehawk Vic 3556



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Marc Cox CAR (REIV)

0419 915 273

marc@dck.com.au



4 1 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 400 (approx) sqm approx

Agent Comments

**Indicative Selling Price**

\$445,000 - \$475,000

**Median House Price**

Year ending December 2020: \$360,000

## Comparable Properties



**36 Napier St EAGLEHAWK 3556 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$555,000

**Method:** Private Sale

**Date:** 28/04/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 648 sqm approx



**1 Victoria St IRONBARK 3550 (VG)**

Agent Comments

3 - -

**Price:** \$495,000

**Method:** Sale

**Date:** 23/12/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 571 sqm approx



**17 Sandhurst Rd CALIFORNIA GULLY 3556 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$420,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 922 sqm approx

**Account** - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.