

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

50 Kingston Drive 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,250

Property type

House

Suburb

Eaglehawk

Period-from

01 Apr 2020

to

31 Mar 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
12 Metropolitan Drive Eaglehawk VIC 3556	\$435,000	20-Jan-21
83 Kingston Drive Eaglehawk VIC 3556	\$470,000	25-Feb-21
89 Evergreen Boulevard Jackass Flat VIC 3556	\$430,000	26-Jan-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.~~

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12 Metropolitan Drive Eaglehawk VIC 3556

3 2 2

Sold Price **\$435,000** Sold Date **20-Jan-21**

Distance **0.07km**



83 Kingston Drive Eaglehawk VIC

Sold Price **\$470,000** Sold Date **25-Feb-21**



3 2 2



89 Evergreen Boulevard Jackass Flat VIC 3556

3 2 2

Sold Price **\$430,000** Sold Date **26-Jan-21**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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