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	91 Jobs Gully Road, Eaglehawk Vic 3556
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$450,000	Pro	perty Type	House		Suburb	Eaglehawk
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	3/34-36 Victoria St EAGLEHAWK 3556	\$354,000	22/05/2021
2	1/2 Bright St EAGLEHAWK 3556	\$330,500	10/03/2021
3	13 Chapple St EAGLEHAWK 3556	\$329,000	19/02/2021

OR

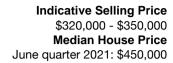
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/10/2021 13:57





Marc Cox CAR (REIV) 0419 915 273 marc@dck.com.au





=| 2 🙀 1 🛱

Property Type: House Land Size: 483 sqm approx

Agent Comments

Comparable Properties



3/34-36 Victoria St EAGLEHAWK 3556 (REI)

2





Price: \$354,000 Method: Private Sale Date: 22/05/2021 Property Type: House Agent Comments



1/2 Bright St EAGLEHAWK 3556 (REI/VG)

– 2







Price: \$330,500 Method: Private Sale Date: 10/03/2021 Property Type: House Land Size: 274 sqm approx Agent Comments



13 Chapple St EAGLEHAWK 3556 (REI/VG)

:





6

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

Account - Dungey Carter Ketterer | P: 03 5440 5000



