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

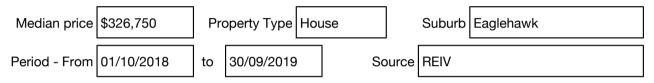
49 Kirkwood Road, Eaglehawk Vic 3556

Indicative selling price

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Single price \$349,000

Median sale price



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	256 Holdsworth Rd NORTH BENDIGO 3550	\$350,000	30/09/2019
2	7 Richards St EAGLEHAWK 3556	\$350,000	05/04/2019
3	18 Trumble St EAGLEHAWK 3556	\$345,000	07/08/2019

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:

04/12/2019 11:21



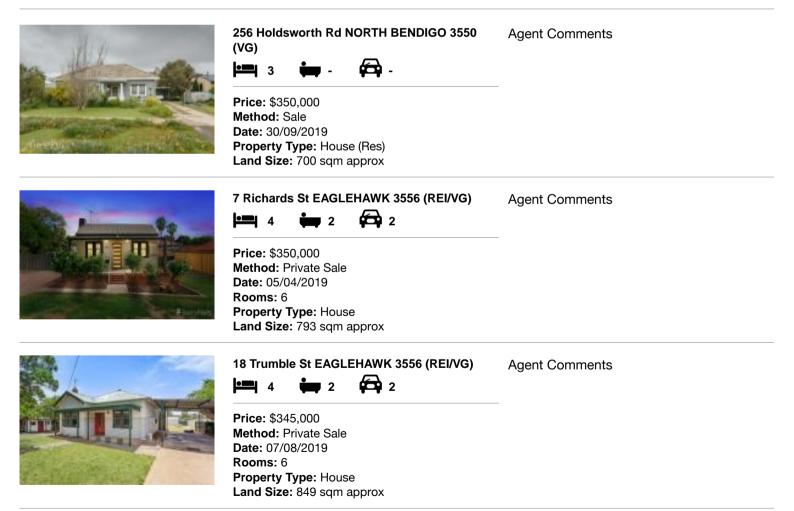






Property Type: House (Previously Occupied - Detached) Land Size: 780 sqm approx Agent Comments Indicative Selling Price \$349,000 Median House Price Year ending September 2019: \$326,750

Comparable Properties



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.