

## 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

32 Caldwell's Road, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$430,000

&

\$450,000

### Median sale price

Median price

\$355,000

Property type

House

Suburb

Eaglehawk

Period - From

30<sup>th</sup> November 2019

to

30 November 2020

Source

Realestate.com.au

### Comparable property sales

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

426 Howard Street, Eaglehawk Vic 3556	\$450,000	27 <sup>th</sup> Nov 2020
22 Kingston Drive, Eaglehawk Vic 3556	\$440,000	10 <sup>th</sup> Aug 2020
17 Koorringal Drive, Eaglehawk Vic 3556	\$415,000	1 <sup>st</sup> Dec 2020

This Statement of Information was prepared on: 18<sup>th</sup> December 2020