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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3/382 Eaglehawk Road, Eaglehawk VIC 3556
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### Indicative selling price

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

\$275,000 - \$295,000
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### Median sale price

Median price	<table border="1"><tr><td>\$230,000</td></tr></table>	\$230,000	Unit	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Eaglehawk</td></tr></table>	Eaglehawk
\$230,000								
X								
Eaglehawk								
Period - From	<table border="1"><tr><td>Feb 1<sup>st</sup> 2019</td></tr></table>	Feb 1 <sup>st</sup> 2019	to	<table border="1"><tr><td>Mar 1<sup>st</sup> 2019</td></tr></table>	Mar 1 <sup>st</sup> 2019	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
Feb 1 <sup>st</sup> 2019								
Mar 1 <sup>st</sup> 2019								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

### 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
1. 4/24 Alliance Avenue, California Gully VIC 3556	\$270,000	Apr 10 <sup>th</sup> 2018
2. 2/20 Dowding Street, California Gully VIC 3556	\$265,000	Dec 12 <sup>th</sup> 2018
3. 1/10 Dowding Street, California Gully VIC 3556	\$263,000	May 11 <sup>th</sup> 2018

Property data source: [www.rpdata.com](http://www.rpdata.com) .

Generated on Mar 1<sup>st</sup> 2019.

## Additional information about comparable sales.



**California Gully** 4/24 Alliance Avenue

**2 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** Unit  
**LAND** 424m2



**California Gully** 2/20 Dowding Street

**2 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** Unit  
**LAND** 221m2



**California Gully** 1/20 Dowding Street

**2 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** Unit  
**LAND** 224m2

Property data source: [www.rpdata.com](http://www.rpdata.com) .  
Generated on Mar 1<sup>st</sup> 2019.