

STATEMENT OF INFORMATION

37 EAGLEHAWK ROAD, IRONBARK, VIC 3550

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 EAGLEHAWK ROAD, IRONBARK, VIC

 3  1  2

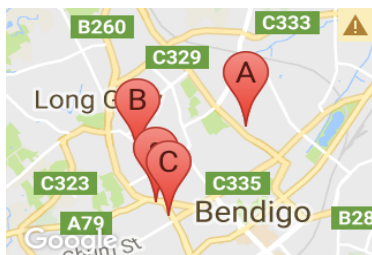
Indicative Selling Price

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

Price Range: \$255,000 to \$270,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



IRONBARK, VIC, 3550

Suburb Median Sale Price (House)

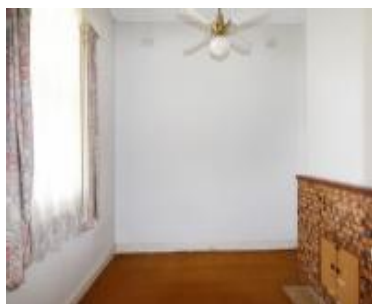
\$272,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2 BANNISTER ST, NORTH BENDIGO, VIC 3550

 3  1  2

Sale Price

\$266,000

Sale Date: 08/12/2017

Distance from Property: 1.6km



18 CASLEY ST, IRONBARK, VIC 3550

 3  2  2

Sale Price

\$260,000

Sale Date: 28/11/2017

Distance from Property: 748m



9 LILAC ST, IRONBARK, VIC 3550

 2  1  1

Sale Price

***\$265,000**

Sale Date: 09/01/2018

Distance from Property: 260m



This report has been compiled on 05/04/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 EAGLEHAWK ROAD, IRONBARK, VIC 3550

Indicative selling price

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

Price Range:

\$255,000 to \$270,000

Median sale price

Median price

\$272,500

House

X

Unit

Suburb

IRONBARK

Period

01 April 2017 to 31 March 2018

Source



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
2 BANNISTER ST, NORTH BENDIGO, VIC 3550	\$266,000	08/12/2017
18 CASLEY ST, IRONBARK, VIC 3550	\$260,000	28/11/2017
9 LILAC ST, IRONBARK, VIC 3550	*\$265,000	09/01/2018