

## 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

3/3 WILLAN STREET, EAGLEHAWK, VIC 3556

### Indicative selling price

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

Price Range:

\$175,000 to \$190,000

### Median sale price

Median price

\$235,000

House

X

Unit

Suburb

EAGLEHAWK

Period

01 January 2017 to 31 December  
2017

Source

  
pricfinder

### 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 |
|-------------------------------------------|------------|--------------|
| 1/9 PANTON ST, EAGLEHAWK, VIC 3556        | \$172,000  | 30/05/2017   |
| 2/114 WOOD ST, CALIFORNIA GULLY, VIC 3556 | \$178,000  | 29/05/2017   |
| 2/3 WILLAN ST, EAGLEHAWK, VIC 3556        | *\$194,000 | 09/01/2018   |