

## 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

5 Denham 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)

Single price \$649,000

## Median sale price

Median price \$324,000 House ☒ Unit ☐ Suburb or locality Eaglehawk

Period - From 01/04/2018 to 30/06/2018 Source REIV

## 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 eighteen 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	6 Niemann St NORTH BENDIGO 3550	\$700,000	04/09/2017
2	185 Don St BENDIGO 3550	\$690,000	20/07/2017
3	138 Wattle St BENDIGO 3550	\$675,000	19/05/2017

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1278 sqm approx

Agent Comments

## Comparable Properties



**6 Niemann St NORTH BENDIGO 3550 (REI/VG)** Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 04/09/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1206 sqm approx



**185 Don St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 20/07/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 915 sqm approx



**138 Wattle St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$675,000

**Method:** Sold Before Auction

**Date:** 19/05/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 600 sqm approx