

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address	5 Denham Street, Eaglehawk Vic 3556
Including suburb or	, •
locality andpostcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$324,000	Hou	ise X	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)

Α* 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

Ad	dress 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.









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Indicative Selling Price \$649,000 **Median House Price**

June quarter 2018: \$324,000



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)

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)

Price: \$675,000

Method: Sold Before Auction

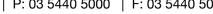
Date: 19/05/2017 Rooms: 7

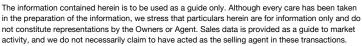
Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Agent Comments







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