

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 and
postcode

49 Symbester Crescent Eaglehawk VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 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

13 Pamela Avenue Jackass Flat VIC 3556	\$495,000	13-Oct-21
21 National Parade Eaglehawk VIC 3556	\$530,000	28-Oct-21
8 Pamela Avenue Jackass Flat VIC 3556	\$490,000	01-Oct-21

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 18 months.~~

This Statement of Information was prepared on: 16 December 2021


13 Pamela Avenue Jackass Flat VIC 3556

Sold Price

^{RS} **\$495,000**

Sold Date

13-Oct-21
 4  2  2

Distance

0.29km

21 National Parade Eaglehawk VIC 3556

Sold Price

\$530,000

Sold Date

28-Oct-21
 4  2  2

Distance

0.2km

8 Pamela Avenue Jackass Flat VIC 3556

Sold Price

\$490,000

Sold Date

01-Oct-21
 4  2  2

Distance

0.35km

181 Jobs Gully Road Eaglehawk VIC 3556

Sold Price

\$495,000

Sold Date

22-Oct-21
 4  2  2

Distance

0.44km

11 Saltbush Street Jackass Flat VIC 3556

Sold Price

^{RS} **\$450,000**

Sold Date

10-Dec-21
 4  2  2

Distance

0.59km

29 Bursaria Street Jackass Flat VIC 3556

Sold Price

\$475,000

Sold Date

21-Sep-21
 4  2  2

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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Real Estate

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4 Sheard Street California Gully VIC 3556

Sold Price

\$485,000

Sold Date

19-Sep-21

4

2

2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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