

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

34 Haggard Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$500,000 Property Type House Suburb Eaglehawk

Period - From 01/01/2022 to 31/12/2022 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 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	47 Franklin St SAILORS GULLY 3556	\$495,000	10/09/2022
2	13 Lloyd St EAST BENDIGO 3550	\$490,000	21/09/2022
3	2a Wallan St CALIFORNIA GULLY 3556	\$470,000	20/12/2022

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:

25/01/2023 10:42

34 Haggard Street, Eaglehawk Vic 3556



Justin Pell C.A.R.
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3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median House Price

Year ending December 2022: \$500,000

Comparable Properties



47 Franklin St SAILORS GULLY 3556 (REI/VG) Agent Comments

3 2 2

Price: \$495,000

Method: Private Sale

Date: 10/09/2022

Property Type: House

Land Size: 403 sqm approx



13 Lloyd St EAST BENDIGO 3550 (VG) Agent Comments

3 - -

Price: \$490,000

Method: Sale

Date: 21/09/2022

Property Type: House (Res)

Land Size: 302 sqm approx



2a Wallan St CALIFORNIA GULLY 3556 (REI) Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 20/12/2022

Property Type: House

Land Size: 439 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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