

## 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

12 Pine 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) (\*Delete single price or range as applicable)

Range between \$360,000 & \$375,000

### Median sale price

Median price

\$330,000

Property type

House

Suburb

Eaglehawk

Period - From

1<sup>st</sup> June 2019

to

1<sup>st</sup> June 2020

Source

Realestate.com.au

### 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
55 Jobs Gully Road, Eaglehawk Vic 3556	\$360,000	19/05/2020
19 Koorngal Drive, Eaglehawk Vic 3556	\$375,000	20/04/2020
4 Lavery Court, Eaglehawk Vic 3556	\$363,000	24/02/2020

This Statement of Information was prepared on: 29<sup>th</sup> June 2020