

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

Single price

\$459,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Eaglehawk

Period - From

29/08/2022

to

28/08/2023

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	6a Rule St CALIFORNIA GULLY 3556	\$465,000	05/07/2023
2	9 Wallan St CALIFORNIA GULLY 3556	\$460,000	11/07/2023
3	30 Barrell St CALIFORNIA GULLY 3556	\$436,000	06/04/2023

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:

29/08/2023 09:44



3 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$459,000

Median House Price

29/08/2022 - 28/08/2023: \$520,000

Comparable Properties



6a Rule St CALIFORNIA GULLY 3556 (REI/VG) **Agent Comments**

3 1 1

Price: \$465,000

Method: Private Sale

Date: 05/07/2023

Property Type: House

Land Size: 449 sqm approx



9 Wallan St CALIFORNIA GULLY 3556 (REI) **Agent Comments**

3 2 2

Price: \$460,000

Method: Private Sale

Date: 11/07/2023

Property Type: House

Land Size: 338 sqm approx



30 Barrell St CALIFORNIA GULLY 3556 (REI/VG) **Agent Comments**

3 1 1

Price: \$436,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 298 sqm approx

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