

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

18 Barrell Street, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$459,500

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Eaglehawk

Period - From

16/06/2021

to

15/06/2022

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	11 Reserve St EAGLEHAWK 3556	\$500,000	11/02/2022
2	52 Hodgson St EAGLEHAWK 3556	\$466,000	21/09/2021
3	5 Richards St EAGLEHAWK 3556	\$450,000	27/02/2022

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:

16/06/2022 14:30



Property Type: House (Res)
Land Size: 1017 sqm approx
Agent Comments

Indicative Selling Price
 \$459,500
Median House Price
 16/06/2021 - 15/06/2022: \$475,000

Comparable Properties



11 Reserve St EAGLEHAWK 3556 (RE/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 11/02/2022
Property Type: House
Land Size: 1007 sqm approx



52 Hodgson St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$466,000
Method: Sale
Date: 21/09/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 996 sqm approx



5 Richards St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 27/02/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1022 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000