### 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

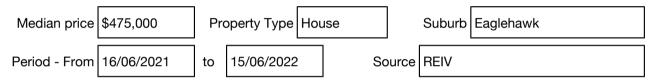
18 Barrell Street, Eaglehawk Vic 3556

#### Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$459,500

#### Median sale price



#### 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.

Add	dress 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



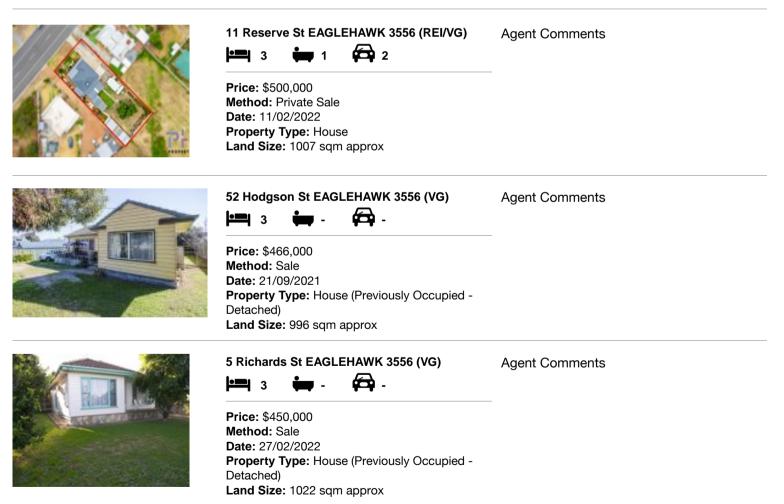
# DCKI





**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**



#### Account - Dungey Carter Ketterer | P: 03 5440 5000





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