

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

6 Lavery Court Eaglehawk

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$405,000 & \$435,000

Median sale price

Median price \$ 362,000

Property type Residential

Suburb Eaglehawk

Period - From 30.03.2020

to 30.03.2021

Source Realestate.com

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
350 Howard Street, Eaglehawk	\$398,000	23.03.2021
216 Jobs Gully Road Eaglehawk	\$407,000	22.03.2021
12 Metropolitan Drive, Eaglehawk	\$435,000	01.02.2021

This Statement of Information was prepared on: 09.04.2021