

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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A Including sul locality andpo	ourb or	ston Dr	ive, Eagleha	wk Vic	3556		
Indicative sell	ing price				,		
For the meaning	of this price see	consu	mer.vic.gov.	au/und	erquoting		
Range between	\$330,000		&	\$3	60,000		
Median sale p	rice						
Median price	\$315,000	House	e X	Unit	1	Suburb or locality	Eaglehawk
Period - From	01/10/2017	to 3	0/09/2018		Source	REIV	* / / J

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 eighteen 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	75 Kingston Dr EAGLEHAWK 3556	\$328,500	12/11/2018
2	70 Kingston Dr EAGLEHAWK 3556	\$350,000	17/04/2018
3	64 Kingston Dr EAGLEHAWK 3556	\$355,000	26/07/2017

OR

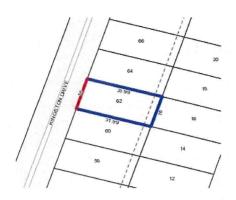
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050







Rooms:

Property Type: Land Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median House Price Year ending September 2018: \$315,000

Comparable Properties



75 Kingston Dr EAGLEHAWK 3556 (VG)

4



Price: \$328,500 Method: Sale Date: 12/11/2018

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments



70 Kingston Dr EAGLEHAWK 3556 (REI/VG)

3







Price: \$350,000 Method: Private Sale Date: 17/04/2018

Rooms: 5

Property Type: House Land Size: 651 sqm approx **Agent Comments**

64 Kingston Dr EAGLEHAWK 3556 (VG)

3





Price: \$355,000 Method: Sale Date: 26/07/2017

Rooms: -

Property Type: House (Res) Land Size: 512 sqm approx Agent Comments

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