

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

43 Victoria Street, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$

Range between

\$450,000

&

\$465,000

Median sale price

Median price

\$355,000

Property type

House

Suburb

Eaglehawk

Period - From

30th November 2019

to

30th November 2020

Source

Realestate.com.au

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
426 Howard Street, Eaglehawk Vic 3556	\$450,000	27 th Nov 2020
22 Kingston Drive, Eaglehawk Vic 3556	\$440,000	10 th Aug 2020
17 Koorungal Drive, Eaglehawk Vic 3556	\$415,000	1 st Dec 2020

This Statement of Information was prepared on: 16th December 2020