

# 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

unit 1/11 Brazier Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$330,000

### Median sale price

Median price

\$392,000

Property Type

Unit

Suburb

Eaglehawk

Period - From

02/08/2021

to

01/08/2022

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	2/50 Sandhurst Rd CALIFORNIA GULLY 3556	\$330,000	31/05/2022
2	2/27 Arblaster St CALIFORNIA GULLY 3556	\$325,000	05/01/2022
3	2/38 Black St LONG GULLY 3550	\$320,000	06/10/2021

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:

02/08/2022 14:31

unit 1/11 Brazier Street, Eaglehawk Vic 3556



Justin Pell C.A.R.  
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**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 174 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$330,000  
**Median Unit Price**  
02/08/2021 - 01/08/2022: \$392,000

## Comparable Properties



**2/50 Sandhurst Rd CALIFORNIA GULLY 3556 (REI)** [Agent Comments](#)



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 31/05/2022  
**Property Type:** Unit  
**Land Size:** 262 sqm approx



**2/27 Arblaster St CALIFORNIA GULLY 3556 (REI/VG)** [Agent Comments](#)



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 05/01/2022  
**Property Type:** Unit  
**Land Size:** 363 sqm approx



**2/38 Black St LONG GULLY 3550 (REI/VG)** [Agent Comments](#)



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 06/10/2021  
**Property Type:** Unit  
**Land Size:** 357 sqm approx

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



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