

# 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

4 Francina Court, Eaglehawk Vic 3556

### Indicative selling price

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

Range between \$460,000 & \$490,000

### Median sale price

Median price

\$390,000

Property Type

House

Suburb

Eaglehawk

Period - From

07/07/2020

to

06/07/2021

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	1 Eagle Dr JACKASS FLAT 3556	\$478,500	16/06/2021
2	83 Kingston Dr EAGLEHAWK 3556	\$470,000	25/02/2021
3	2 Aliza Av CALIFORNIA GULLY 3556	\$462,000	24/02/2021

**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:

07/07/2021 21:25

## 4 Francina Court, Eaglehawk Vic 3556



Janelle Stevens

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**Indicative Selling Price**

\$460,000 - \$490,000

**Median House Price**

07/07/2020 - 06/07/2021: \$390,000



4 2 5

**Property Type:** House

**Land Size:** 707 sqm approx

Agent Comments

## Comparable Properties



**1 Eagle Dr JACKASS FLAT 3556 (REI)**

Agent Comments

4 2 2

**Price:** \$478,500

**Method:** Private Sale

**Date:** 16/06/2021

**Property Type:** House

**Land Size:** 671 sqm approx

**83 Kingston Dr EAGLEHAWK 3556 (VG)**

Agent Comments

4 - -

**Price:** \$470,000

**Method:** Sale

**Date:** 25/02/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 653 sqm approx



**2 Aliza Av CALIFORNIA GULLY 3556 (VG)**

Agent Comments

4 - -

**Price:** \$462,000

**Method:** Sale

**Date:** 24/02/2021

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 618 sqm approx

**Account** - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.