

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 and
postcode

1 BIRDWOOD CLOSE 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

or range
between

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

House

Suburb

Eaglehawk

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

29 THE HEATH EAGLEHAWK VIC 3556	\$675,000	30-Nov-22
6 THE HEATH EAGLEHAWK VIC 3556	\$715,000	28-Mar-23
37 FAIRFIELD BOULEVARD JACKASS FLAT VIC 3556	\$620,000	23-Feb-23

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: 18 April 2023


29 THE HEATH EAGLEHAWK VIC 3556

Sold Price

\$675,000 Sold Date **30-Nov-22**
 4  2  2

Distance **1.54km**

6 THE HEATH EAGLEHAWK VIC 3556

Sold Price

^{RS} **\$715,000** Sold Date **28-Mar-23**
 4  2  4

Distance **1.61km**

37 FAIRFIELD BOULEVARD JACKASS FLAT VIC 3556

Sold Price

^{RS} **\$620,000** Sold Date **23-Feb-23**
 4  2  2

Distance **1.32km**
RS = Recent sale

UN = Undisclosed Sale

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