

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3 Darling 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)

\$210,000

&

\$230,000

### Median sale price

Median price

\$310,000

House

X

Suburb or  
locality

Eaglehawk

Period - From

Sep 24<sup>th</sup> 2018

to

Sep 24<sup>th</sup> 2018

Source

[www.realestate.com.au](http://www.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
1. 4 Butts Road, Eaglehawk VIC 3556	\$210,000	21 Jun 2018
2. 50a Lester Street, Eaglehawk VIC 3556	\$210,000	2 Jul 2018
3. 6 Barrell Street, Eaglehawk VIC 3556	\$225,000	14 Aug 2018

Property data source: [rpp.rpdata.com](http://rpp.rpdata.com) Generated on 5 October 2018

## Additional information about comparable sales.



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**Eaglehawk 4 Butts Road****3 BED 1 BATH 2 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 430m2 approx.



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**Eaglehawk 50a Lester Street****3 BED 1 BATH 1 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 504m2 approx.



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**Eaglehawk 6 Barrell Street****3 BED 1 BATH 1 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 506m2

Property data source: rpp.rpdata.com Generated on 5<sup>th</sup> October 2018