

## 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)

70A Averys Road, Eaglehawk VIC 3556

**Indicative selling price** (For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting))

Single Price: \$119,000

### Median sale price

Property Type: Land

Suburb: Eaglehawk

Period – From: December 2019

to: November 2020

Median Price: \$135,000

Source: Corelogic

### 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
Lot 3, Chapple St, Eaglehawk VIC 3556	\$110,000	03/12/2020
16 Lana Dr, Jackass Flat VIC 3556	\$128,446	05/11/2020
4 Lana Dr, Jackass Flat VIC 3556	\$134,950	17/08/2020

This statement of Information was prepared on: 12/03/2021