

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

11 Kingston Drive, Eaglehawk Vic 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$540,000

Median sale price

Median price

\$345,000

Property Type

House

Suburb

Eaglehawk

Period - From

06/01/2020

to

05/01/2021

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	4 Ironhill CI WHITE HILLS 3550	\$555,000	28/02/2020
2	16 Goynes Rd EPSOM 3551	\$530,000	24/09/2020
3	97 Kennewell St WHITE HILLS 3550	\$530,000	20/04/2020

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:

06/01/2021 16:16

11 Kingston Drive, Eaglehawk Vic 3556



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



4 2 3

Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price

\$540,000

Median House Price

06/01/2020 - 05/01/2021: \$345,000

Comparable Properties



4 Ironhill CI WHITE HILLS 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$555,000
Method: Private Sale
Date: 28/02/2020
Rooms: 6
Property Type: House
Land Size: 628 sqm approx



16 Goynes Rd EPSOM 3551 (VG)

Agent Comments

4 - -

Price: \$530,000
Method: Sale
Date: 24/09/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 724 sqm approx



97 Kennewell St WHITE HILLS 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$530,000
Method: Private Sale
Date: 20/04/2020
Rooms: 6
Property Type: House
Land Size: 1498 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.