

## 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

2/14 Peg Leg Road, 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 \$200,000

&

\$220,000

#### Median sale price

Median price \$322,500

House

X

Unit

Suburb or locality Eaglehawk

Period - From 01/04/2018

to

31/03/2019

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 eighteen 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	2/5a Violet St EAGLEHAWK 3556	\$212,000	29/06/2018
2	5/39a Kirkwood Rd EAGLEHAWK 3556	\$225,000	15/06/2018
3	10/14 Butts Rd EAGLEHAWK 3556	\$230,000	17/12/2018

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 eighteen months.



2   1   1

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$200,000 - \$220,000  
**Median House Price**  
Year ending March 2019: \$322,500

## Comparable Properties



2/5a Violet St EAGLEHAWK 3556 (VG)

**Agent Comments**

3   -   -

**Price:** \$212,000  
**Method:** Sale  
**Date:** 29/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

5/39a Kirkwood Rd EAGLEHAWK 3556 (VG)

**Agent Comments**

2   -   -

**Price:** \$225,000  
**Method:** Sale  
**Date:** 15/06/2018  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



10/14 Butts Rd EAGLEHAWK 3556 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$230,000  
**Method:** Private Sale  
**Date:** 17/12/2018  
**Rooms:** 3  
**Property Type:** Unit