

## 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

66 Simpsons 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

\$595,000 -  
\$640,000

### Median sale price

Median price

\$500,000

Property type

House

Suburb

Eaglehawk

Period - From

1<sup>st</sup> January 2023

to

1<sup>st</sup> January 2024

Source

Domain.com.au

### Comparable property sales

**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:

19<sup>th</sup> Feb 2024