

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

28 Napier Street, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Eaglehawk

Period - From

01/04/2022

to

30/06/2022

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	6 Rae St IRONBARK 3550	\$685,000	04/04/2022
2	24 Victoria St IRONBARK 3550	\$665,000	10/12/2021
3	36 Drought St BENDIGO 3550	\$648,000	06/04/2022

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:

02/08/2022 14:08



3
 2
 1

Property Type: House (Previously Occupied - Detached)

Land Size: 478 sqm approx

Agent Comments

Indicative Selling Price

\$659,000

Median House Price

June quarter 2022: \$500,000

Comparable Properties



6 Rae St IRONBARK 3550 (REI/VG)

Agent Comments

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 1

Price: \$685,000

Method: Private Sale

Date: 04/04/2022

Property Type: House

Land Size: 696 sqm approx



24 Victoria St IRONBARK 3550 (REI/VG)

Agent Comments

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 1

Price: \$665,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 553 sqm approx



36 Drought St BENDIGO 3550 (REI/VG)

Agent Comments

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 2

Price: \$648,000

Method: Private Sale

Date: 06/04/2022

Property Type: House

Land Size: 495 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000