

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

12 Butts Road, Eaglehawk VIC 3556

Indicative selling price

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

Range Between \$430,000 & \$450,000

Median sale price

Median Price

\$335,500

Property
Type

House

Suburb

Eaglehawk

Period - From

Jun 2019

to

May 2020

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

1	111 Simpsons Road, Eaglehawk VIC 3556	\$427,000	21/01/2020
2	103 Simpsons Road, Eaglehawk VIC 3556	\$437,000	17/09/2019
3	125 Simpsons Road, Eaglehawk VIC 3556	\$440,000	17/12/2019

This statement of Information was prepared on:

17/08/2020