

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 and
postcode

2D BRAGG STREET EAGLEHAWK VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Eaglehawk

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

2B LESTER STREET EAGLEHAWK VIC 3556	\$505,000	19-Sep-23
2C STALEY STREET CALIFORNIA GULLY VIC 3556	\$525,000	22-Sep-23
337 EAGLEHAWK ROAD CALIFORNIA GULLY VIC 3556	\$532,000	02-Aug-23

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: 14 November 2023



2B LESTER STREET EAGLEHAWK VIC 3556

Sold Price

\$505,000

Sold Date

19-Sep-23
 3

 2

 2

Distance

1.25km


2C STALEY STREET CALIFORNIA GULLY VIC 3556

Sold Price

^{RS} **\$525,000**

Sold Date

22-Sep-23
 3

 2

 -

Distance

0.99km


337 EAGLEHAWK ROAD CALIFORNIA GULLY VIC 3556

Sold Price

\$532,000

Sold Date

02-Aug-23
 3

 2

 2

Distance

1.29km
RS = Recent sale

UN = Undisclosed Sale

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