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

3/4 WEBSTER 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	\$480,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$350,000	Prope	erty type		Unit	Suburb	Eaglehawk
Period-from	01 Mar 2021	to	28 Feb 2	2022	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
23 WILLAN STREET EAGLEHAWK VIC 3556	\$465,000	21-Sep-21
29 BARRELL STREET CALIFORNIA GULLY VIC 3556	\$510,000	15-Dec-21
5 BARRELL STREET EAGLEHAWK VIC 3556	\$420,000	16-Sep-21

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: 31 March 2022



consumer.vic.gov.au



Gavin Butler

M 0427887766

E sales@gavinbutler.com.au

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S		RRELL S	TREET CALIFORNIA	Sold Price	\$510,000	Sold Date	15-Dec-21
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5 BARRELL STREET EAGLEHAWK VIC 3556	Sold Price	\$420,000 Sold Date	16-Sep-21
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RS = Recent sale UN = Undisclosed Sale

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