# 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	<del>or range</del> <del>between</del>	&	
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

This property for inspectior strict Covid-19	1 under protocols	RayWhile.	23 V VIC
So more than 10° people attending the Open fo We recommend you download the Op Open LS note	vidSide Apps as an addition www. Accid teaching all	coperty at any one time, al precoution.	æ
social distancing A lattle more goode when entering the pro- there to red be regard good enter. Take downions where regard from our spece reger way before extranged from our agreed or spec-	DO NOT	IP YOU ARE CONVELLOR CONTRINS SYMPTONS OF A DEPENDING SYMPTONS OF	

ayWhile.	23 WIL VIC 35		REET EAGLEHAWK	Sold Price	\$465,000	Sold Date	21-Sep-21
ARX IONVEL CR DO STARTON OF REVENSIV OF REVENSIV OF REVENSIV OF	昌 4	<b>)</b> 1	<b>ය</b> 3			Distance	-



<b>S</b>		RRELL S	TREET CALIFORNIA	Sold Price	\$510,000	Sold Date	15-Dec-21
	<b>=</b> 3	گے 2	⇔ <sup>2</sup>			Distance	0.46km



5 BARRELL STREET EAGLEHAWK VIC 3556	Sold Price	\$420,000 Sold Date	16-Sep-21
🚍 3 👆 1 😞 3		Distance	-

RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.