





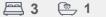
### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 HAGGAR STREET, EAGLEHAWK, VIC







**Indicative Selling Price** 

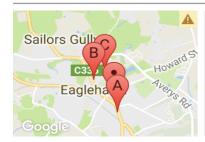
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$330,000 to \$345,000

Provided by: Phil White, Professionals Bendigo

### **MEDIAN SALE PRICE**



# **EAGLEHAWK, VIC, 3556**

**Suburb Median Sale Price (House)** 

\$301,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



387 EAGLEHAWK RD, EAGLEHAWK, VIC 3556







Sale Price

\$370,000

Sale Date: 13/10/2017

Distance from Property: 368m





15 FRY ST, EAGLEHAWK, VIC 3556









Sale Price

\$337,500

Sale Date: 11/09/2017

Distance from Property: 796m





5 BURNSIDE ST, EAGLEHAWK, VIC 3556







Sale Price

\$335,000

Sale Date: 15/03/2017

Distance from Property: 849m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	3 HAGGAR STREET, EAGLEHAWK, VIC 3556
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## Indicative selling price

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

Price Range: \$330,000 to \$345,000

## Median sale price

Median price	\$301,000	House X	Unit	Suburb	EAGLEHAWK
Period	01 April 2017 to 31 March 2018		Source	P	ricefinder

### 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
387 EAGLEHAWK RD, EAGLEHAWK, VIC 3556	\$370,000	13/10/2017
15 FRY ST, EAGLEHAWK, VIC 3556	\$337,500	11/09/2017
5 BURNSIDE ST, EAGLEHAWK, VIC 3556	\$335,000	15/03/2017