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 KIRKWOOD ROAD, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:	$250,000 to $280,500

Median sale price

Median price	$217,500	House		Unit	X
Suburb	EAGLEHAWK				
Period	01 July 2016 to 30 June 2017	Source	pricefinder		

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
2/2 HILL ST, EAGLEHAWK, VIC 3556	$257,000	15/06/2017
11 ASHLEY ST, IRONBARK, VIC 3550	*$270,000	27/07/2017
2/71 SIMPSONS RD, EAGLEHAWK, VIC 3556	$260,000	24/03/2017