

# 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 or  
locality and postcode

37 Edwards Road, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

### Median sale price

Median price \$363,000 Property Type House Suburb Eaglehawk

Period - From 09/04/2020 to 08/04/2021 Source REIV

### 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
1	35 Dundas St WHITE HILLS 3550	\$370,000	02/03/2021
2	17 Gill Av CALIFORNIA GULLY 3556	\$365,000	23/02/2021
3	10 Dean St LONG GULLY 3550	\$360,000	05/03/2021

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:

09/04/2021 11:28

37 Edwards Road, Eaglehawk Vic 3556



Janelle Stevens

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**Indicative Selling Price**

\$350,000 - \$370,000

**Median House Price**

09/04/2020 - 08/04/2021: \$363,000



**Property Type:**

Agent Comments

## Comparable Properties



**35 Dundas St WHITE HILLS 3550 (REI)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 02/03/2021

**Property Type:** House

**Land Size:** 499 sqm approx



**17 Gill Av CALIFORNIA GULLY 3556 (REI/VG)**

Agent Comments



**Price:** \$365,000

**Method:** Private Sale

**Date:** 23/02/2021

**Property Type:** House

**Land Size:** 690 sqm approx



**10 Dean St LONG GULLY 3550 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 05/03/2021

**Property Type:** House

**Land Size:** 599 sqm approx

**Account** - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.