

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

4 Catherine Street, Eaglehawk

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$245,000.00 & \$265,000.00

Median sale price

Median price

\$ 272,500.00

Property type

Residential

Suburb

Eaglehawk

Period - From

2.09.2019

to

2.09.2020

Source

Realestate.com

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
35 Arblaster St, California Gully	\$242,000	23.10.2019
25 Nelson St, California Gully	\$235,000	27.11.2019
2/9 Bright Street, Eaglehawk	\$280,000	30.09.2020

This Statement of Information was prepared on: 2th October 2020