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

14 Reserve Street, Eaglehawk Vic 3556

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	1 \$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$480,000	Pro	operty Type	Hou	se		Suburb	Eaglehawk
Period - From	06/07/2021	to	05/07/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Barrell St EAGLEHAWK 3556	\$565,000	20/06/2022
2	15 Violet St EAGLEHAWK 3556	\$500,000	22/06/2022
3	11 Reserve St EAGLEHAWK 3556	\$500,000	11/02/2022

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:

06/07/2022 10:51



DCKI





Property Type: House (Previously Occupied - Detached) Land Size: 1106 sqm approx Agent Comments Indicative Selling Price \$490,000 - \$530,000 Median House Price 06/07/2021 - 05/07/2022: \$480,000

Comparable Properties



3 Barrell St EAGLEHAWK 3556 (REI)

Price: \$565,000 Method: Private Sale Date: 20/06/2022 Property Type: House Land Size: 1002 sqm approx

Agent Comments



15 Violet St EAGLEHAWK 3556 (REI)

Agent Comments

Agent Comments



Price: \$500,000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 1000 sqm approx



11 Reserve St EAGLEHAWK 3556 (REI/VG)



Price: \$500,000 Method: Private Sale Date: 11/02/2022 Property Type: House Land Size: 1007 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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