

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$480,000 Property Type House Suburb Eaglehawk

Period - From 06/07/2021 to 05/07/2022 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	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



**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)**

**Agent Comments**



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



**15 Violet St EAGLEHAWK 3556 (REI)**

**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 (RE/VG)**

**Agent Comments**



**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