

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

48 Kirkwood Road, Eaglehawk VIC 3556

Indicative selling price

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

Range Between \$390,000 & \$410,000

Median sale price

Median Price

\$320,500

Property
Type

House

Suburb

Eaglehawk

Period - From

Feb 2019

to

Jan 2020

Source

Corelogic

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

1	53 Murdock St, California Gully VIC 3556	\$440,000	26/07/2019
2	10 Sandhurst Dr, California Gully VIC 3556	\$392,500	06/01/2020
3	15 Jobs Gully Rd, Eaglehawk VIC 3556	\$387,000	04/07/2019

This statement of Information was prepared on:

20/04/2020