

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

28 Eaglehawk Road, Ironbark Vic 3550

Indicative selling price

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

Range between \$380,000 & \$395,000

Median sale price

Median price \$314,000 Property Type House Suburb Ironbark

Period - From 01/04/2019 to 31/03/2020 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	46 Moran St LONG GULLY 3550	\$398,000	04/12/2019
2	43 Poulston St LONG GULLY 3550	\$395,000	09/12/2019
3	10 Buckley St BENDIGO 3550	\$392,500	25/10/2019

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:

28/04/2020 08:51



Property Type: House (Previously Occupied - Detached)
Land Size: 558 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$395,000
Median House Price
Year ending March 2020: \$314,000

Comparable Properties

46 Moran St LONG GULLY 3550 (VG)

Agent Comments



Price: \$398,000
Method: Sale
Date: 04/12/2019
Property Type: House (Res)
Land Size: 1218 sqm approx



43 Poulston St LONG GULLY 3550 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 09/12/2019
Property Type: House (Res)
Land Size: 631 sqm approx

10 Buckley St BENDIGO 3550 (VG)

Agent Comments



Price: \$392,500
Method: Sale
Date: 25/10/2019
Property Type: House (Res)
Land Size: 613 sqm approx