

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

111 Simpsons Road, Eaglehawk VIC 3556

Indicative selling price

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

Single Price \$420,000

Median sale price

Median Price \$298,500

Property
Type House

Suburb Eaglehawk

Period - From Aug 2018

to

Jul 2019

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	8 Majors Rd, Eaglehawk VIC 3556	\$450,000	19/10/2019
2	10 Simpsons Rd, Eaglehawk VIC 3556	\$437,000	17/09/2019
3	33 Gallway Dr, Eaglehawk VIC 3556	\$415,000	30/07/2019

This statement of Information was prepared on: 25/11/19