

# 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

13 Hall Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$420,000

### Median sale price

Median price \$485,000

Property Type House

Suburb Eaglehawk

Period - From 01/10/2022

to 31/12/2022

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	11A Campbell St EAGLEHAWK 3556	\$375,000	15/10/2021
2	8 Barrell St EAGLEHAWK 3556	\$400,000	03/12/2021
3	66 Sailors Gully Rd EAGLEHAWK 3556	\$410,000	25/03/2022

**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:

14/03/2023 13:52



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**Property Type:** House  
**Land Size:** 698 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median House Price**  
December quarter 2022: \$485,000

## Comparable Properties



**11A Campbell St EAGLEHAWK 3556 (REI/VG)** **Agent Comments**

3 1 3

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 15/10/2021  
**Property Type:** House  
**Land Size:** 498 sqm approx



**8 Barrell St EAGLEHAWK 3556 (VG)** **Agent Comments**

3 - -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 03/12/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1003 sqm approx



**66 Sailors Gully Rd EAGLEHAWK 3556 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 25/03/2022  
**Property Type:** House  
**Land Size:** 513 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**