

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/71 Simpsons Road, Eaglehawk Vic 3556

Indicative selling price

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

Range between

\$250,000

&

\$270,000

Median sale price

Median price

\$324,000

House

X

Unit

Suburb

Eaglehawk

Period - From

01/04/2018

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	16 Sandhurst Rd CALIFORNIA GULLY 3556	\$275,000	29/08/2018
2	1 Hill St EAGLEHAWK 3556	\$264,000	26/06/2018
3	1/71 Simpsons Rd EAGLEHAWK 3556	\$250,000	23/03/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

1/71 Simpsons Road, Eaglehawk Vic 3556



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Indicative Selling Price
\$250,000 - \$270,000
Median House Price
June quarter 2018: \$324,000



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



16 Sandhurst Rd CALIFORNIA GULLY 3556 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 29/08/2018
Rooms: 4
Property Type: House



1 Hill St EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$264,000
Method: Private Sale
Date: 26/06/2018
Rooms: 4
Property Type: House
Land Size: 598 sqm approx



1/71 Simpsons Rd EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 23/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)