

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address Including suburb and postcode	1/71 Simpsons Road, Eaglehawk Vic 3556						
ndicative selling price							

#### In

For the	meaning	of this	price see	consumer.	vic.gov.au	/underq	uoting
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Range between	\$250,000	&	\$270,000
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#### Median sale price

Median price	\$324,000	Hou	use 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)

Α\* 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.

Add	dress 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.

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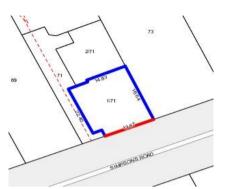


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**Indicative Selling Price** \$250,000 - \$270,000 **Median House Price** June quarter 2018: \$324,000



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

# Comparable Properties



16 Sandhurst Rd CALIFORNIA GULLY 3556

(REI)

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

Property Type: House

**Agent Comments** 



1 Hill St EAGLEHAWK 3556 (REI/VG)

**=**3



Price: \$264,000 Method: Private Sale Date: 26/06/2018 Rooms: 4

Property Type: House Land Size: 598 sqm approx Agent Comments



1/71 Simpsons Rd EAGLEHAWK 3556 (VG)





Price: \$250,000 Method: Sale Date: 23/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

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