

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 and
postcode

10 Lavery Court Eaglehawk VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$252,500

Property type

Land

Suburb

Eaglehawk

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

156 Simpsons Road Eaglehawk VIC 3556	\$452,500	20-Apr-21
6 Lavery Court Eaglehawk VIC 3556	\$436,000	13-May-21
11 Symbester Crescent Eaglehawk VIC 3556	\$655,000	23-Sep-21

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: 24 January 2022



156 Simpsons Road Eaglehawk VIC 3556

Sold Price

\$452,500

Sold Date

20-Apr-21

4 2 5

Distance

0.13km



6 Lavery Court Eaglehawk VIC 3556

Sold Price

\$436,000

Sold Date

13-May-21

3 2 2

Distance

0.07km



11 Symbester Crescent Eaglehawk VIC 3556

Sold Price

\$655,000

Sold Date

23-Sep-21

4 2 4

Distance

0.34km



5 Goldsmiths Road Eaglehawk VIC 3556

Sold Price

^{RS} **\$613,000** ^{UN}

Sold Date

12-Nov-21

3 1 5

Distance

0.03km



31 Abbey Close Eaglehawk VIC 3556

Sold Price

\$500,000

Sold Date

12-Apr-21

3 2 2

Distance

0.55km



8 Woodlands Drive Eaglehawk VIC 3556

Sold Price

^{RS} **\$550,000**

Sold Date

07-Dec-21

3 2 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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GAVIN BUTLER
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11 Woodlands Drive Eaglehawk VIC 3556

Sold Price

\$750,000

Sold Date

20-Oct-21

3

2

2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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