

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 Woodlands Drive, Eaglehawk Vic 3556

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$370,000

Property Type

House

Suburb

Eaglehawk

Period - From

18/05/2020

to

17/05/2021

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	17 Rankins La EAGLEHAWK 3556	\$389,000	12/04/2021
2	10 Dean St LONG GULLY 3550	\$360,000	05/03/2021
3	4 Fiddlers La JACKASS FLAT 3556	\$352,000	06/05/2021

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:

18/05/2021 09:50



Property Type: House (Previously Occupied - Detached)
Land Size: 399 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median House Price
18/05/2020 - 17/05/2021: \$370,000

Comparable Properties



17 Rankins La EAGLEHAWK 3556 (REI)

Agent Comments



Price: \$389,000
Method: Private Sale
Date: 12/04/2021
Property Type: House
Land Size: 325 sqm approx



10 Dean St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 05/03/2021
Property Type: House
Land Size: 599 sqm approx



4 Fiddlers La JACKASS FLAT 3556 (REI)

Agent Comments



Price: \$352,000
Method: Private Sale
Date: 06/05/2021
Property Type: House
Land Size: 332 sqm approx