

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

5 Jobs Gully Road, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$378,750

Property Type

House

Suburb

Eaglehawk

Period - From

01/04/2020

to

30/06/2020

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	111 Simpsons Rd EAGLEHAWK 3556	\$427,000	07/02/2020
2	18 Moray Cr NORTH BENDIGO 3550	\$415,000	06/11/2019
3	25 Napier St EAGLEHAWK 3556	\$400,000	12/06/2019

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:

29/09/2020 11:37



Property Type: House (Previously Occupied - Detached)
Land Size: 824 sqm approx
Agent Comments

Indicative Selling Price
\$419,000
Median House Price
June quarter 2020: \$378,750

Comparable Properties



111 Simpsons Rd EAGLEHAWK 3556 (REI/VG) Agent Comments



Price: \$427,000
Method: Private Sale
Date: 07/02/2020
Rooms: 5
Property Type: House
Land Size: 742 sqm approx



18 Moray Cr NORTH BENDIGO 3550 (VG) Agent Comments



Price: \$415,000
Method: Sale
Date: 06/11/2019
Property Type: House (Res)
Land Size: 758 sqm approx



25 Napier St EAGLEHAWK 3556 (REI/VG) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 12/06/2019
Rooms: 4
Property Type: House
Land Size: 443 sqm approx