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Statement of Information

22B OAK STREET, EAGLEHAWK, VIC 3556

Prepared by Property Consultant, Office Phone: 03 5440 9500



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22B OAK STREET, EAGLEHAWK, VIC 3556 - - -

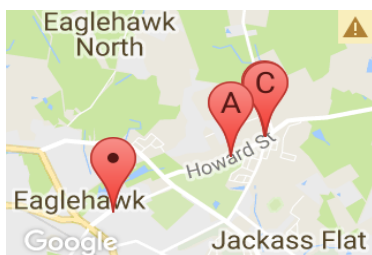
Indicative Selling Price

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

Single Price: **\$110,000**

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (Vacant Land)

\$99,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



389 HOWARD ST, EAGLEHAWK, VIC 3556 3 1 2

Sale Price

\$95,750

Sale Date: 21/07/2016

Distance from Property: 1.8km



1 POWERS PL, EAGLEHAWK, VIC 3556 1 - -

Sale Price

\$99,000

Sale Date: 10/11/2016

Distance from Property: 2.3km



42 GLADEVILLE DR, EAGLEHAWK, VIC 3556 1 - -

Sale Price

\$99,500

Sale Date: 13/04/2017

Distance from Property: 2.3km



This report has been compiled on 21/07/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22B OAK STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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

Single Price:

\$110,000

Median sale price

Median price

\$99,000

House

Unit


Suburb

EAGLEHAWK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
389 HOWARD ST, EAGLEHAWK, VIC 3556	\$95,750	21/07/2016
1 POWERS PL, EAGLEHAWK, VIC 3556	\$99,000	10/11/2016
42 GLADEVILLE DR, EAGLEHAWK, VIC 3556	\$99,500	13/04/2017