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

6 Majors Road, Eaglehawk Vic 3556

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-----------|
| Range betweer | \$540,000 | | & | | \$575,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$500,000 | Pro | operty Type | Hou | se | | Suburb | Eaglehawk |
| Period - From | 01/01/2022 | to | 31/12/2022 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---|-----------|--------------|
| 1 | 51 Averys Rd JACKASS FLAT 3556 | \$575,000 | 04/09/2022 |
| 2 | 25 Burvale Ct EPSOM 3551 | \$565,000 | 11/01/2023 |
| 3 | 18 Wattle View Gr CALIFORNIA GULLY 3556 | \$550,000 | 25/11/2022 |

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:

22/01/2023 16:48









Property Type: House Land Size: 905 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$575,000 Median House Price Year ending December 2022: \$500,000

Comparable Properties



51 Averys Rd JACKASS FLAT 3556 (REI/VG) Agent Comments



Price: \$575,000 Method: Private Sale Date: 04/09/2022 Property Type: House Land Size: 711 sqm approx



25 Burvale Ct EPSOM 3551 (REI)



Price: \$565,000 Method: Private Sale Date: 11/01/2023 Property Type: House Land Size: 583 sqm approx

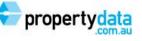
18 Wattle View Gr CALIFORNIA GULLY 3556 Agent Comments (REI/VG)



Price: \$550,000 Method: Private Sale Date: 25/11/2022 Property Type: House Land Size: 962 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Agent Comments

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