

## 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

8 DENHAM STREET EAGLEHAWK VIC 3556

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Oct 2022

to

30 Sep 2023

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

12-14 HILL STREET EAGLEHAWK VIC 3556	\$755,000	04-May-23
14 TURNER STREET CALIFORNIA GULLY VIC 3556	\$770,000	14-Jul-22
75-77 JOBS GULLY ROAD EAGLEHAWK VIC 3556	\$742,000	06-Jun-23

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: 15 October 2023



**GAVIN BUTLER**  
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**12-14 HILL STREET EAGLEHAWK  
VIC 3556**

4 1 3

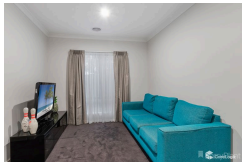
Sold Price

**\$755,000**

Sold Date **04-May-23**

Distance

**0.87km**



**14 TURNER STREET CALIFORNIA  
GULLY VIC 3556**

4 2 4

Sold Price

**\$770,000**

Sold Date **14-Jul-22**

Distance

**1.33km**



**75-77 JOBS GULLY ROAD  
EAGLEHAWK VIC 3556**

4 2 4

Sold Price

**\$742,000**

Sold Date **06-Jun-23**

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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