

STATEMENT OF INFORMATION

165 EAGLEHAWK-NEILBOROUGH ROAD, EAGLEHAWK, VIC 3556

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



165 EAGLEHAWK-NEILBOROUGH ROAD,  4  2  2

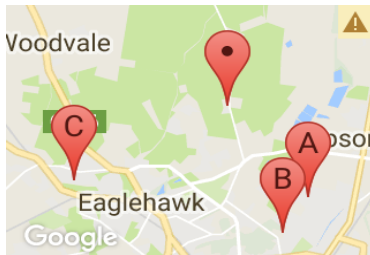
Indicative Selling Price

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

Price Range: **\$470,000 to \$490,000**

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$297,000

01 April 2017 to 31 March 2018

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.



1 WATSON ST, WHITE HILLS, VIC 3550

 4  2  7

Sale Price

***\$505,000**

Sale Date: 01/02/2018

Distance from Property: 3.4km



89 JACOB ST, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

\$367,000

Sale Date: 29/11/2017

Distance from Property: 4km



50 LETHEBYS RD, SAILORS GULLY, VIC 3556

 3  2  5

Sale Price

\$362,000

Sale Date: 10/05/2017

Distance from Property: 4.6km



This report has been compiled on 12/04/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

165 EAGLEHAWK-NEILBOROUGH ROAD, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:

\$470,000 to \$490,000

Median sale price

Median price

\$297,000

House

X

Unit

Suburb

EAGLEHAWK

Period

01 April 2017 to 31 March 2018

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
1 WATSON ST, WHITE HILLS, VIC 3550	*\$505,000	01/02/2018
89 JACOB ST, JACKASS FLAT, VIC 3556	\$367,000	29/11/2017
50 LETHEBYS RD, SAILORS GULLY, VIC 3556	\$362,000	10/05/2017