

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/14 BRIGHT STREET, EAGLEHAWK, VIC

2 1 1

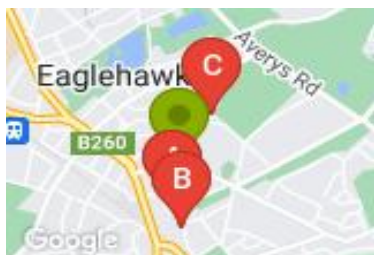
Indicative Selling Price

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

Price Range: \$300,000 to \$330,000

Provided by: Sacha Dale, PRD Nationwide Bendigo

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$495,000

01 January 2023 to 31 December 2023

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.



25 BARRELL ST, EAGLEHAWK, VIC 3556

2 1 4

Sale Price

\$410,000

Sale Date: 11/01/2024

Distance from Property: 300m



36 BARRELL ST, CALIFORNIA GULLY, VIC 3556

3 1 1

Sale Price

\$360,000

Sale Date: 09/10/2023

Distance from Property: 458m



3 GRENFELL AVE, EAGLEHAWK, VIC 3556

3 1 2

Sale Price

\$320,000

Sale Date: 28/09/2023

Distance from Property: 424m



This report has been compiled on 26/02/2024 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

1/14 BRIGHT STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$495,000

Property type

House

Suburb

EAGLEHAWK

Period

01 January 2023 to 31 December 2023

Source


pricfinder

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

25 BARRELL ST, EAGLEHAWK, VIC 3556	\$410,000	11/01/2024
36 BARRELL ST, CALIFORNIA GULLY, VIC 3556	\$360,000	09/10/2023
3 GRENFELL AVE, EAGLEHAWK, VIC 3556	\$320,000	28/09/2023

This Statement of Information was prepared on:

26/02/2024