

STATEMENT OF INFORMATION

19 NATIONAL PARADE, EAGLEHAWK, VIC 3556

PREPARED BY SACHA DALE, PRD NATIONWIDE BENDIGO, PHONE: 0407 899 066



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 NATIONAL PARADE, EAGLEHAWK, VIC 🕮 4 🕒 2 😓 2







Indicative Selling Price

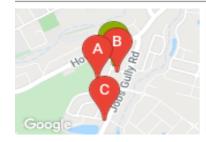
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$375,000 to \$399,000

Provided by: Sacha Dale, PRD Nationwide Bendigo

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$339,000

01 July 2019 to 30 June 2020

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.



52 KINGSTON DR, EAGLEHAWK, VIC 3556







Sale Price

*\$390,000

Sale Date: 21/07/2020

Distance from Property: 145m













\$440,000

Sale Date: 10/06/2020

Distance from Property: 47m





167 JOBS GULLY RD, EAGLEHAWK, VIC 3556







Sale Price

\$370,000

Sale Date: 05/06/2020

Distance from Property: 397m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address Including suburb and

19 NATIONAL PARADE, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range: \$375,000 to \$399,000

Median sale price

Median price	\$339,000	Property type	House	Suburb	EAGLEHAWK
Period	01 July 2019 to 30 June 2020		Source	pricefinder	

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
52 KINGSTON DR, EAGLEHAWK, VIC 3556	*\$390,000	21/07/2020
5 PENINSULA DR, EAGLEHAWK, VIC 3556	\$440,000	10/06/2020
167 JOBS GULLY RD, EAGLEHAWK, VIC 3556	\$370,000	05/06/2020

This Statement of Information was prepared

05/08/2020

