

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

12 Willan Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$150,000

&

\$165,000

Median sale price

Median price \$430,000

House

X

Suburb or locality

Eaglehawk

Period - From 01/01/2017

to

31/03/2017

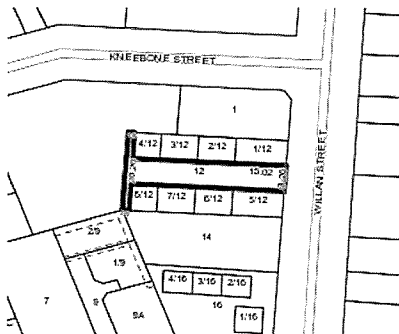
Source

REIV

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.

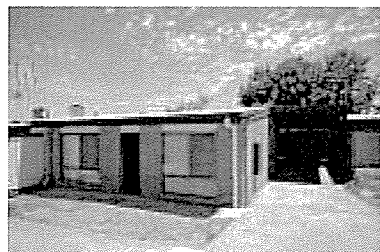
Address of comparable property	Price	Date of sale
2/3 Praed St EAGLEHAWK 3556	\$155,000	24/01/2017
2 Mimosa St CALIFORNIA GULLY 3556	\$163,000	04/07/2016
3/8 Gill Av CALIFORNIA GULLY 3556	\$165,000	14/09/2016



Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$150,000 - \$165,000
Median House Price
March quarter 2017: \$430,000

Comparable Properties



2/3 Praed St EAGLEHAWK 3556 (REI/VG)

Agent Comments

2 1 1

Price: \$155,000
Method: Private Sale
Date: 24/01/2017
Rooms: 3
Property Type: Unit



2 Mimosa St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

2 1 1

Price: \$163,000
Method: Private Sale
Date: 04/07/2016
Rooms: -
Property Type: Apartment



3/8 Gill Av CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

2 1 1

Price: \$165,000
Method: Private Sale
Date: 14/09/2016
Rooms: 3
Property Type: Unit