

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 70 Kingston Drive, Eaglehawk VIC 3556

Indicative selling price

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

\$330,000

&

\$355,000

Median sale price

Median price \$309,500

House ☒

Suburb or
locality Eaglehawk

Period - From March 26th
2018 to April 10th 2018

Source www.realestate.com.au

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. 20 Edgewater Close, Eaglehawk VIC 3556	\$339,000	20/11/17
2. 9 Goldsmiths Road, Eaglehawk VIC 3556	\$345,000	18/01/18
3. 19 Gallway Drive, Eaglehawk VIC 3556	\$350,000	12/12/17

Property data source: www.rpdata.com.au. Generated on 10/04/18

Additional information about comparable sales.



Eaglehawk 20 Edgewater Close**4 BED 2 BATH 2 CAR 6 ROOMS**

METHOD Private
TYPE House
LAND Approx. 407m2



Eaglehawk 9 Goldsmiths Road**3 BED 2 BATH 4 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 659m2



Eaglehawk 19 Gallway Drive**3 BED 2 BATH 6 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 790m2