

# 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

36 Napier Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$549,000 & \$569,000

### Median sale price

Median price \$340,000 Property Type House Suburb Eaglehawk

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	26 Barkly St BENDIGO 3550	\$570,000	18/09/2019
2	61 Victoria St EAGLEHAWK 3556	\$560,000	02/07/2019
3	1 Stewart St NORTH BENDIGO 3550	\$550,000	19/12/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/03/2020 13:18



**Property Type:** House (Res)  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$549,000 - \$569,000  
**Median House Price**  
December quarter 2019: \$340,000

## Comparable Properties



**26 Barkly St BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 18/09/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 400 sqm approx



**61 Victoria St EAGLEHAWK 3556 (VG)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Sale  
**Date:** 02/07/2019  
**Property Type:** House (Res)  
**Land Size:** 1082 sqm approx



**1 Stewart St NORTH BENDIGO 3550 (REI/VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 19/12/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 560 sqm approx