



STATEMENT OF INFORMATION

2/9 HONEYSUCKLE STREET, EAGLEHAWK, VIC 3556

PREPARED BY KAYLENE DISHER, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/9 HONEYSUCKLE STREET,

 2  1  1

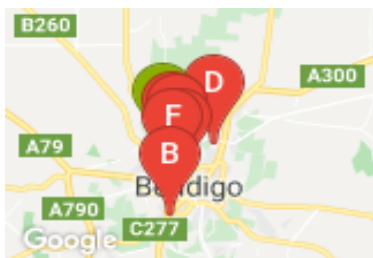
Indicative Selling Price

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

Price Range: \$245,000 to \$250,000

Provided by: Kaylene Disher, Bendigo Property Plus

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (Unit)

\$243,500

01 October 2018 to 30 September 2019

Provided by: 

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.



4/31 BRAZIER ST, EAGLEHAWK, VIC 3556

 2  1  1

Sale Price

\$245,000

Sale Date: 07/11/2018

Distance from Property: 1.2km



1/16 MCLACHLAN ST, GOLDEN SQUARE,

 2  1  1

Sale Price

\$245,000

Sale Date: 29/10/2018

Distance from Property: 7.4km



4/26 SANDHURST RD, CALIFORNIA

 2  1  1

Sale Price

\$237,000

Sale Date: 16/08/2018

Distance from Property: 2km



This report has been compiled on 22/10/2019 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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4/55 MANNA GUM DR, EPSOM, VIC 3551

 2  1  1

Sale Price

\$250,000

Sale Date: 16/07/2018

Distance from Property: 5.4km



1/29 GREEN ST, LONG GULLY, VIC 3550

 2  1  1

Sale Price

\$245,000

Sale Date: 06/07/2018

Distance from Property: 3.5km



3/34 CUNNEEN ST, LONG GULLY, VIC

 3  2  1

Sale Price

\$250,000

Sale Date: 24/08/2018

Distance from Property: 3.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/9 HONEYSUCKLE STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:

\$245,000 to \$250,000

Median sale price

Median price

\$243,500

Property type

Unit

Suburb

EAGLEHAWK

Period

01 October 2018 to 30 September 2019

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

4/31 BRAZIER ST, EAGLEHAWK, VIC 3556	\$245,000	07/11/2018
1/16 MCLACHLAN ST, GOLDEN SQUARE, VIC 3555	\$245,000	29/10/2018
4/26 SANDHURST RD, CALIFORNIA GULLY, VIC 3556	\$237,000	16/08/2018

This Statement of Information was prepared on:

22/10/2019

4/55 MANNA GUM DR, EPSOM, VIC 3551	\$250,000	16/07/2018
1/29 GREEN ST, LONG GULLY, VIC 3550	\$245,000	06/07/2018
3/34 CUNNEEN ST, LONG GULLY, VIC 3550	\$250,000	24/08/2018

This Statement of Information was prepared on:

22/10/2019