



STATEMENT OF INFORMATION

13 EDGEWATER CLOSE, EAGLEHAWK, VIC 3556

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 EDGEWATER CLOSE, EAGLEHAWK,

 3  2  2

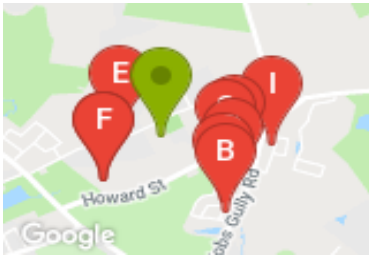
Indicative Selling Price

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

Price Range: \$340,000 to \$360,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$310,000

01 October 2017 to 30 September 2018

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.



70 KINGSTON DR, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$350,000

Sale Date: 18/04/2018

Distance from Property: 522m



5 BARBOUGLE PL, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$375,000

Sale Date: 02/08/2017

Distance from Property: 692m



64 KINGSTON DR, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$355,000

Sale Date: 26/07/2017

Distance from Property: 481m



This report has been compiled on 05/12/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3 NATIONAL PDE, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$345,000

Sale Date: 17/10/2016

Distance from Property: 592m



161 SIMPSONS RD, EAGLEHAWK, VIC 3556

 3  2  4

Sale Price

\$340,000

Sale Date: 19/11/2015

Distance from Property: 272m



4 CHAPLIN CRT, EAGLEHAWK, VIC 3556

 4  2  2

Sale Price

\$380,000

Sale Date: 07/05/2018

Distance from Property: 505m



12 RIVERSDALE AVE, EAGLEHAWK, VIC 3556

 4  2  2

Sale Price

\$360,000

Sale Date: 23/01/2018

Distance from Property: 620m



4 CHAPLIN CRT, EAGLEHAWK, VIC 3556

 4  2  2

Sale Price

\$380,000

Sale Date: 22/01/2018

Distance from Property: 505m





25 PAMELA AVE, JACKASS FLAT, VIC 3556

 4  2  2

Sale Price

\$343,000

Sale Date: 24/02/2017

Distance from Property: 740m



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.

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

13 EDGEWATER CLOSE, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range:

\$340,000 to \$360,000

Median sale price

Median price

\$310,000

House

☒

Unit

☐

Suburb

EAGLEHAWK

Period

01 October 2017 to 30 September 2018

Source



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

70 KINGSTON DR, EAGLEHAWK, VIC 3556	\$350,000	18/04/2018
5 BARNBOUGLE PL, EAGLEHAWK, VIC 3556	\$375,000	02/08/2017
64 KINGSTON DR, EAGLEHAWK, VIC 3556	\$355,000	26/07/2017

3 NATIONAL PDE, EAGLEHAWK, VIC 3556	\$345,000	17/10/2016
161 SIMPSONS RD, EAGLEHAWK, VIC 3556	\$340,000	19/11/2015
4 CHAPLIN CRT, EAGLEHAWK, VIC 3556	\$380,000	07/05/2018
12 RIVERSDALE AVE, EAGLEHAWK, VIC 3556	\$360,000	23/01/2018
4 CHAPLIN CRT, EAGLEHAWK, VIC 3556	\$380,000	22/01/2018
25 PAMELA AVE, JACKASS FLAT, VIC 3556	\$343,000	24/02/2017