

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	47a Hodgson Street, Eaglehawk Vic 3556
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#### Indicative selling price

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

Single price \$209,500

#### Median sale price

Median price	\$324,000	House	X	Unit		Suburb	Eaglehawk
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	134 Sailors Gully Rd EAGLEHAWK 3556	\$210,000	24/10/2017
2	7b Honeysuckle St EAGLEHAWK 3556	\$200,000	10/08/2016
3	1/70 Kirkwood Rd EAGLEHAWK 3556	\$197,500	18/05/2018

OR

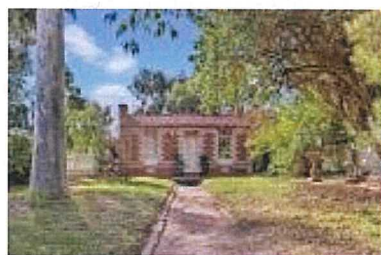
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:** Land  
**Land Size:** 302 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$209,500  
**Median House Price**  
June quarter 2018: \$324,000

## Comparable Properties



**134 Sailors Gully Rd EAGLEHAWK 3556 (REI)** **Agent Comments**



**Price:** \$210,000  
**Method:** Private Sale  
**Date:** 24/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 550 sqm approx



**7b Honeysuckle St EAGLEHAWK 3556 (VG)** **Agent Comments**



**Price:** \$200,000  
**Method:** Sale  
**Date:** 10/08/2016  
**Rooms:** -  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 235 sqm approx



**1/70 Kirkwood Rd EAGLEHAWK 3556 (REI/VG)** **Agent Comments**



**Price:** \$197,500  
**Method:** Private Sale  
**Date:** 18/05/2018  
**Rooms:** 3  
**Property Type:** Unit