

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

17 Koorungal Drive, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$375,000 & \$399,000

Median sale price

Median price \$342,500 Property Type House Suburb Eaglehawk

Period - From 01/10/2019 to 30/09/2020 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	1 Woodlands Dr EAGLEHAWK 3556	\$395,000	01/08/2020
2	52 Kingston Dr EAGLEHAWK 3556	\$390,000	21/07/2020
3	19 Koorungal Dr EAGLEHAWK 3556	\$375,000	28/04/2020

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:

21/11/2020 12:53

17 Koorringal Drive, Eaglehawk Vic 3556



Janelle Stevens

0417 835 127

0417 835 127

janelle@janellestevens.com.au

Indicative Selling Price

\$375,000 - \$399,000

Median House Price

Year ending September 2020: \$342,500



Property Type: Land

Land Size: 798 sqm approx

Agent Comments

Comparable Properties



1 Woodlands Dr EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 01/08/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 656 sqm approx



52 Kingston Dr EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 21/07/2020

Rooms: 6

Property Type: House

Land Size: 447 sqm approx

19 Koorringal Dr EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 28/04/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 798 sqm approx

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.