

# 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

22 Kingston Drive, 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 \$420,000 & \$450,000

### Median sale price

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

Period - From 23/07/2019 to 22/07/2020 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	12 Abbey CI EAGLEHAWK 3556	\$445,000	20/12/2019
2	125 Simpsons Rd EAGLEHAWK 3556	\$440,000	17/12/2019
3	111 Simpsons Rd EAGLEHAWK 3556	\$427,000	07/02/2020

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:

23/07/2020 14:19



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$450,000

**Median House Price**

23/07/2019 - 22/07/2020: \$340,000

## Comparable Properties



**12 Abbey CI EAGLEHAWK 3556 (VG)**

**Agent Comments**



**Price:** \$445,000

**Method:** Sale

**Date:** 20/12/2019

**Property Type:** House (Res)

**Land Size:** 783 sqm approx



**125 Simpsons Rd EAGLEHAWK 3556 (VG)**

**Agent Comments**



**Price:** \$440,000

**Method:** Sale

**Date:** 17/12/2019

**Property Type:** House (Res)

**Land Size:** 798 sqm approx



**111 Simpsons Rd EAGLEHAWK 3556 (REI/VG)** **Agent Comments**



**Price:** \$427,000

**Method:** Private Sale

**Date:** 07/02/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 742 sqm approx