# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$420,000		&		\$450,000			
Median sale p	rice							
Median price	\$340,000	Pro	operty Type Hous		se		Suburb	Eaglehawk
Period - From	23/07/2019	to	22/07/2020		So	urce	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.

Ad	dress 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)



Price: \$445,000 Method: Sale Date: 20/12/2019 Property Type: House (Res) Land Size: 783 sqm approx Agent Comments



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

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.