

## 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 and  
postcode

18 Goldsmiths Road Eaglehawk VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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

148 Durstons Road Maiden Gully VIC 3551	\$580,000	06-Dec-18
106 Camp Road Woodvale VIC 3556	\$560,000	12-Oct-18
300 Huntly-Fosterville Road Wellsford VIC 3551	\$685,000	11-Dec-18

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: 25 June 2020



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**148 Durstons Road Maiden Gully  
VIC 3551**

4 2 12

Sold Price

**\$580,000**

Sold Date

**06-Dec-18**

Distance

**6.08km**



**106 Camp Road Woodvale VIC  
3556**

3 2 6

Sold Price

**\$560,000**

Sold Date

**12-Oct-18**

Distance

**6.23km**



**300 Huntly-Fosterville Road  
Wellsford VIC 3551**

4 2 10

Sold Price

**\$685,000**

Sold Date

**11-Dec-18**

Distance

**8.35km**

RS = Recent sale

UN = Undisclosed Sale

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