

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	1/109 Victoria Street, Eaglehawk Vic 3556
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Indicative selling price

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

Single price	\$265,000
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Median sale price

Median price	\$320,000	House	X	Unit		Suburb	Eaglehawk
Period - From	01/10/2018	to	31/12/2018	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	101 Victoria St EAGLEHAWK 3556	\$285,000	16/01/2019
2	4/39a Orlando St EAGLEHAWK 3556	\$280,000	27/10/2018
3	2/20 Dowding St CALIFORNIA GULLY 3556	\$265,000	07/12/2018

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: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$265,000

Median House Price

December quarter 2018: \$320,000

Comparable Properties

101 Victoria St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 16/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 478 sqm approx



4/39a Orlando St EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 27/10/2018

Rooms: -

Property Type: House

Land Size: 750 sqm approx



2/20 Dowding St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 07/12/2018

Rooms: 3

Property Type: Unit