

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

1 Gladeville Drive, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$365,000 & \$375,000

Median sale price

Median price \$330,000 House X Unit Suburb or locality Eaglehawk

Period - From 01/01/2019 to 31/03/2019 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 eighteen 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	19 Evergreen Blvd JACKASS FLAT 3556	\$390,000	20/04/2018
2	23 Forbes Ct NORTH BENDIGO 3550	\$372,000	11/10/2018
3	21a Reef St EAGLEHAWK 3556	\$365,000	23/08/2018

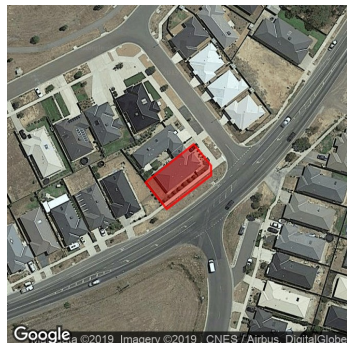
OR

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 eighteen months.

1 Gladeville Drive, Eaglehawk Vic 3556



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$375,000
Median House Price
March quarter 2019: \$330,000

Comparable Properties



19 Evergreen Blvd JACKASS FLAT 3556 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 20/04/2018
Rooms: -
Property Type: House
Land Size: 495 sqm approx



23 Forbes Ct NORTH BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$372,000
Method: Private Sale
Date: 11/10/2018
Rooms: 6
Property Type: House
Land Size: 476 sqm approx



21a Reef St EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 23/08/2018
Rooms: 7
Property Type: House
Land Size: 443 sqm approx