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	12 KINGSTON DRIVE EAGLEHAWK VIC 3556

Indicative selling price

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

~~Single Price~~		or range between	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$467,500	Property type	House	Suburb	Eaglehawk
Period-from	01 Nov 2023	to	31 Oct 2024	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
56 LANCASTER DRIVE JACKASS FLAT VIC 3556	$720,000	26-Jul-24
13 BUXTON STREET JACKASS FLAT VIC 3556	$827,500	25-Jan-24
7 CAPTAIN COURT WHITE HILLS VIC 3550	$815,000	01-Nov-23

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: 20 November 2024

McGrath

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56 LANCASTER DRIVE JACKASS FLAT VIC 3556

4 2 2

Sold Price **$720,000** Sold Date **26-Jul-24**

Distance **0.41km**

13 BUXTON STREET JACKASS FLAT VIC 3556

4 2 3

Sold Price **$827,500** Sold Date **25-Jan-24**

Distance **0.69km**

7 CAPTAIN COURT WHITE HILLS VIC 3550

4 2 2

Sold Price **$815,000** Sold Date **01-Nov-23**

Distance **2.3km**

RS = Recent sale **UN** = Undisclosed Sale

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