

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

13 Hall Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$485,000

Property Type House

Suburb Eaglehawk

Period - From 01/10/2022

to 31/12/2022

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 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
1	11A Campbell St EAGLEHAWK 3556	\$375,000	15/10/2021
2	8 Barrell St EAGLEHAWK 3556	\$400,000	03/12/2021
3	66 Sailors Gully Rd EAGLEHAWK 3556	\$410,000	25/03/2022

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:

14/03/2023 13:52



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Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median House Price
December quarter 2022: \$485,000

Comparable Properties



11A Campbell St EAGLEHAWK 3556 (REI/VG) **Agent Comments**

3 1 3

Price: \$375,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 498 sqm approx



8 Barrell St EAGLEHAWK 3556 (VG) **Agent Comments**

3 - -

Price: \$400,000
Method: Sale
Date: 03/12/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1003 sqm approx



66 Sailors Gully Rd EAGLEHAWK 3556 (REI/VG) **Agent Comments**

3 1 2

Price: \$410,000
Method: Private Sale
Date: 25/03/2022
Property Type: House
Land Size: 513 sqm approx

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