

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

15 Napier Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$306,000 Property Type House Suburb Eaglehawk

Period - From 23/09/2018 to 22/09/2019 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 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	2 Watson Av EAGLEHAWK 3556	\$300,000	26/10/2018
2	230 Eaglehawk Rd LONG GULLY 3550	\$299,900	06/12/2018
3	7 Frank Ct CALIFORNIA GULLY 3556	\$280,000	22/01/2019

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:

23/09/2019 10:53



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Property Type: House
Land Size: 1192.59997558594
sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median House Price
23/09/2018 - 22/09/2019: \$306,000

Comparable Properties



2 Watson Av EAGLEHAWK 3556 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 26/10/2018
Property Type: House (Res)
Land Size: 1440 sqm approx



230 Eaglehawk Rd LONG GULLY 3550 (VG)

Agent Comments

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Price: \$299,900
Method: Sale
Date: 06/12/2018
Property Type: House (Res)
Land Size: 965 sqm approx



7 Frank Ct CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

4 1 2

Price: \$280,000
Method: Private Sale
Date: 22/01/2019
Rooms: 5
Property Type: House
Land Size: 1086 sqm approx