

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

18 Hagger Street, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Eaglehawk

Period - From

30/06/2021

to

29/06/2022

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	4 Church St EAGLEHAWK 3556	\$350,000	15/11/2021
2	35 Eaglehawk Rd IRONBARK 3550	\$330,000	24/11/2021
3	10 Gill Av CALIFORNIA GULLY 3556	\$325,000	09/12/2021

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:

30/06/2022 10:23



Property Type: House (Previously Occupied - Detached)
Land Size: 486 sqm approx
 Agent Comments

Indicative Selling Price
 \$340,000

Median House Price
 30/06/2021 - 29/06/2022: \$480,000

Comparable Properties



4 Church St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 15/11/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1041 sqm approx



35 Eaglehawk Rd IRONBARK 3550 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 24/11/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 232 sqm approx



10 Gill Av CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 1055 sqm approx

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