

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

2/61 Averys Road, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$302,000

Property Type

Unit

Suburb

Eaglehawk

Period - From

08/12/2020

to

07/12/2021

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	1/24 Prouses Rd NORTH BENDIGO 3550	\$330,000	18/08/2021
2	2/38 Black St LONG GULLY 3550	\$320,000	06/10/2021
3	2/9 Honeysuckle St EAGLEHAWK 3556	\$300,000	07/04/2021

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:

08/12/2021 11:11



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Rooms: 5
Property Type: Unit
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$330,000

Median Unit Price
08/12/2020 - 07/12/2021: \$302,000

Comparable Properties



1/24 Prouses Rd NORTH BENDIGO 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$330,000
Method: Private Sale
Date: 18/08/2021
Property Type: Unit



2/38 Black St LONG GULLY 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$320,000
Method: Private Sale
Date: 06/10/2021
Property Type: Unit
Land Size: 357 sqm approx



2/9 Honeysuckle St EAGLEHAWK 3556 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 07/04/2021
Property Type: Flat/Unit/Apartment (Res)