

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Eaglehawk Road, Ironbark Vic 3550

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$342,500

Property Type

House

Suburb

Ironbark

Period - From

18/09/2019

to

17/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	133 Mitchell St BENDIGO 3550	\$600,000	05/06/2020
2	85 Thistle St GOLDEN SQUARE 3555	\$580,000	25/08/2020
3	146 Williamson St BENDIGO 3550	\$550,000	29/06/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/09/2020 15:58



Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price

\$579,000

Median House Price

18/09/2019 - 17/09/2020: \$342,500

Comparable Properties



133 Mitchell St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 05/06/2020

Rooms: 4

Property Type: House

Land Size: 423 sqm approx



85 Thistle St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 514 sqm approx



146 Williamson St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 29/06/2020

Rooms: 5

Property Type: House

Land Size: 627 sqm approx