

# STATEMENT OF INFORMATION

350 EACOTTS ROAD, HODDLES CREEK, VIC 3139

PREPARED BY GARY LUCAS, FIRST NATIONAL REAL ESTATE MARK GUNTHER



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**350 EACOTTS ROAD, HODDLES CREEK,**



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1



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### Indicative Selling Price

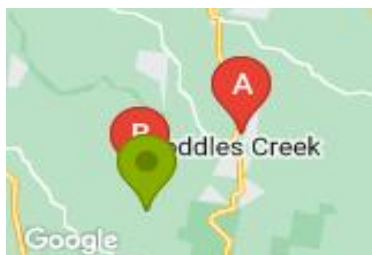
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$1,100,000 to \$1,200,000**

Provided by: Gary Lucas, First National Real Estate Mark Gunther

## MEDIAN SALE PRICE



**HODDLES CREEK, VIC, 3139**

Suburb Median Sale Price (Other)

**\$1,327,500**

01 October 2021 to 30 September 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**755 GEMBROOK-LAUNCHING PLACE RD,**



3



1



3

Sale Price

**\$1,480,000**

Sale Date: 24/01/2022

Distance from Property: 3.3km



**290 EACOTTS RD, HODDLES CREEK, VIC 3139**



3



2



8

Sale Price

**\$1,380,000**

Sale Date: 12/11/2021

Distance from Property: 814m



This report has been compiled on 07/11/2022 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

350 EACOTTS ROAD, HODDLES CREEK, VIC 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,100,000 to \$1,200,000

### Median sale price

Median price

\$1,327,500

Property type

Other

Suburb

HODDLES CREEK

Period

01 October 2021 to 30 September 2022

Source

 pricefinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

755 GEMBROOK-LAUNCHING PLACE RD, HODDLES CREEK, VIC 3139	\$1,480,000	24/01/2022
290 EACOTTS RD, HODDLES CREEK, VIC 3139	\$1,380,000	12/11/2021

This Statement of Information was prepared on:

07/11/2022