

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 and
postcode

42 CURTAIN STREET EAGLEHAWK VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Eaglehawk

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

5 PENINSULA DRIVE EAGLEHAWK VIC 3556	\$670,000	09-May-24
25 WINGOON DRIVE CALIFORNIA GULLY VIC 3556	\$630,000	25-Mar-24
66 SIMPSONS ROAD EAGLEHAWK VIC 3556	\$620,000	20-Mar-24

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: 12 August 2024



5 PENINSULA DRIVE EAGLEHAWK VIC 3556

Sold Price

RS

\$670,000

Sold Date 09-May-24

4 2 4

Distance 1.07km



25 WINGOON DRIVE CALIFORNIA GULLY VIC 3556

Sold Price

\$630,000

Sold Date 25-Mar-24

3 2 -

Distance 1.25km



66 SIMPSONS ROAD EAGLEHAWK VIC 3556

Sold Price

\$620,000

Sold Date 20-Mar-24

3 1 2

Distance 1.08km

RS = Recent sale

UN = Undisclosed Sale

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