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	44 NAPIER 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	$395,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$522,500	Property type	House	Suburb	Eaglehawk
Period-from	01 Jun 2022	to	31 May 2023	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
45 NAPIER STREET EAGLEHAWK VIC 3556	$560,000	15-Sep-22
36 NAPIER STREET EAGLEHAWK VIC 3556	$680,000	20-Jul-22
28 NAPIER STREET EAGLEHAWK VIC 3556	$655,000	17-Aug-22

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: 05 June 2023

GAVIN BUTLER
REAL ESTATE

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45 NAPIER STREET EAGLEHAWK VIC 3556

3 2 1

Sold Price **$560,000** Sold Date **15-Sep-22**

Distance **0.06km**



36 NAPIER STREET EAGLEHAWK VIC 3556

3 2 3

Sold Price **$680,000** Sold Date **20-Jul-22**

Distance **0.07km**



28 NAPIER STREET EAGLEHAWK VIC 3556

3 2 2

Sold Price **$655,000** Sold Date **17-Aug-22**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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