

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	47a Hodgson Street, Eaglehawk Vic 3556
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Indicative selling price

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

Single price \$209,500

Median sale price

Median price	\$324,000	House	X	Unit		Suburb	Eaglehawk
Period - From	01/04/2018	to	30/06/2018	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	134 Sailors Gully Rd EAGLEHAWK 3556	\$210,000	24/10/2017
2	7b Honeysuckle St EAGLEHAWK 3556	\$200,000	10/08/2016
3	1/70 Kirkwood Rd EAGLEHAWK 3556	\$197,500	18/05/2018

OR

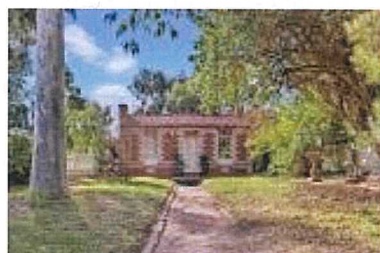
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type: Land
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$209,500
Median House Price
June quarter 2018: \$324,000

Comparable Properties



134 Sailors Gully Rd EAGLEHAWK 3556 (REI) **Agent Comments**



Price: \$210,000
Method: Private Sale
Date: 24/10/2017
Rooms: 5
Property Type: House
Land Size: 550 sqm approx



7b Honeysuckle St EAGLEHAWK 3556 (VG) **Agent Comments**



Price: \$200,000
Method: Sale
Date: 10/08/2016
Rooms: -
Property Type: House - Attached House N.E.C.
Land Size: 235 sqm approx



1/70 Kirkwood Rd EAGLEHAWK 3556 (REI/VG) **Agent Comments**



Price: \$197,500
Method: Private Sale
Date: 18/05/2018
Rooms: 3
Property Type: Unit