

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 or
locality and postcode

49 Kirkwood Road, Eaglehawk Vic 3556

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$326,750

Property Type

House

Suburb

Eaglehawk

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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
1	256 Holdsworth Rd NORTH BENDIGO 3550	\$350,000	30/09/2019
2	7 Richards St EAGLEHAWK 3556	\$350,000	05/04/2019
3	18 Trumble St EAGLEHAWK 3556	\$345,000	07/08/2019

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:

04/12/2019 11:21



4 2 3

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price

\$349,000

Median House Price

Year ending September 2019: \$326,750

Comparable Properties



256 Holdsworth Rd NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 30/09/2019

Property Type: House (Res)

Land Size: 700 sqm approx



7 Richards St EAGLEHAWK 3556 (REI/VG)

Agent Comments

4 2 2

Price: \$350,000

Method: Private Sale

Date: 05/04/2019

Rooms: 6

Property Type: House

Land Size: 793 sqm approx



18 Trumble St EAGLEHAWK 3556 (REI/VG)

Agent Comments

4 2 2

Price: \$345,000

Method: Private Sale

Date: 07/08/2019

Rooms: 6

Property Type: House

Land Size: 849 sqm approx