

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

54 Napier Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price \$360,000 Property Type House Suburb Eaglehawk

Period - From 01/01/2020 to 31/12/2020 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	36 Napier St EAGLEHAWK 3556	\$555,000	28/04/2020
2	1 Victoria St IRONBARK 3550	\$495,000	23/12/2020
3	17 Sandhurst Rd CALIFORNIA GULLY 3556	\$420,000	17/01/2020

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:

18/02/2021 14:46

54 Napier Street, Eaglehawk Vic 3556



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 400 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$475,000
Median House Price
Year ending December 2020: \$360,000

Comparable Properties



36 Napier St EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 28/04/2020
Rooms: 5
Property Type: House
Land Size: 648 sqm approx



1 Victoria St IRONBARK 3550 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 23/12/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 571 sqm approx



17 Sandhurst Rd CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 17/01/2020
Rooms: 5
Property Type: House
Land Size: 922 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.