

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

67 Peg Leg Road, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$485,000 & \$525,000

Median sale price

Median price \$361,000 Property Type House Suburb Eaglehawk

Period - From 01/04/2020 to 31/03/2021 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	17 Ashley St IRONBARK 3550	\$490,000	03/05/2021
2	54 Napier St EAGLEHAWK 3556	\$465,000	26/02/2021
3	1 Victoria St IRONBARK 3550	\$495,000	23/12/2020

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:

13/07/2021 14:23



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Property Type: House
Land Size: 487 approx sqm
approx
Agent Comments

Indicative Selling Price
\$485,000 - \$525,000
Median House Price
Year ending March 2021: \$361,000

Comparable Properties



17 Ashley St IRONBARK 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$490,000
Method: Private Sale
Date: 03/05/2021
Property Type: House
Land Size: 424 sqm approx



54 Napier St EAGLEHAWK 3556 (REI/VG)

Agent Comments

4 1 3

Price: \$465,000
Method: Private Sale
Date: 26/02/2021
Property Type: House
Land Size: 400 sqm approx



1 Victoria St IRONBARK 3550 (VG)

Agent Comments

3 - -

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