

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/21 Church Street, Eaglehawk VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$235,000

### Median sale price

Median price \$300,000 House ☒ Suburb or locality Eaglehawk  
Period - From April 30, 2018 to May 7, 2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 2A Bright Street, Eaglehawk VIC 3556	\$240,000	14/02/18
2. 50 Sailors Gully Road, Eaglehawk VIC 3556	\$230,000	22/03/18
3. 11 Vista Street, Eaglehawk VIC 3556	\$235,000	06/02/18

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 07/05/18.

## Additional information about comparable sales.



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**Eaglehawk 2A Bright Street****2 BED 1 BATH 1 CAR 3 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 307m2



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**Eaglehawk 50 Sailors Gully Road****3 BED 1 BATH 1 CAR 4 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 512m2



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**Eaglehawk 11 Vista Street****2 BED 1 BATH 1 CAR 3 ROOMS**

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 325m2