

Statement of Information

**Single residential property located outside the
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

11 James St, Eaglehawk (House and land to be sold as one at auction)

Indicative selling price

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

Single Price: House: \$300,000

Land: \$100,000

Median sale price

House | |

Median Price: \$285,000 /House/Eaglehawk

Median Price: \$100,000/Land/Eaglehawk

Period – From 01/09/16 to 30/01/18 Source – RPdata

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.