

STATEMENT OF INFORMATION

71 HIGH STREET, EAGLEHAWK, VIC 3556

PREPARED BY NEKTI TZOUROUTIS , BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 HIGH STREET, EAGLEHAWK, VIC 3556

 3  1  1

Indicative Selling Price

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

Price Range: \$200,000 to \$220,000

Provided by: Nektı Tzouroutis , Bendigo Real Estate

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 POPLAR ST, CALIFORNIA GULLY, VIC 3556

 3  1  4

Sale Price

\$205,000

Sale Date: 16/01/2017

Distance from Property: 531m



10 PANTON ST, EAGLEHAWK, VIC 3556

 3  -  -

Sale Price

\$210,000

Sale Date: 17/12/2016

Distance from Property: 363m



30 VICTORIA ST, EAGLEHAWK, VIC 3556

 2  1  -

Sale Price

\$205,000

Sale Date: 16/09/2017

Distance from Property: 639m



This report has been compiled on 08/03/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

71 HIGH STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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Price Range: \$200,000 to \$220,000

Median sale price

Median price \$295,000

House

Unit

Suburb

EAGLEHAWK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
6 POPLAR ST, CALIFORNIA GULLY, VIC 3556	\$205,000	16/01/2017
10 PANTON ST, EAGLEHAWK, VIC 3556	\$210,000	17/12/2016
30 VICTORIA ST, EAGLEHAWK, VIC 3556	\$205,000	16/09/2017