

STATEMENT OF INFORMATION

27 NAPIER STREET, EAGLEHAWK, VIC 3556

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 NAPIER STREET, EAGLEHAWK, VIC

 3  1  1

Indicative Selling Price

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

Price Range: \$260,000 to \$280,000

Provided by: Nektı Tzouroutis, Bendigo Real Estate

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$283,500

01 July 2016 to 30 June 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.



17 FRY ST, EAGLEHAWK, VIC 3556

 3  1  1

Sale Price

\$265,000

Sale Date: 24/05/2017

Distance from Property: 676m



2 ARBLASTER ST, CALIFORNIA GULLY, VIC

 3  1  2

Sale Price

\$265,000

Sale Date: 21/09/2016

Distance from Property: 1.1km



32 CALDWELLS RD, EAGLEHAWK, VIC 3556

 3  1  2

Sale Price

\$271,000

Sale Date: 07/09/2016

Distance from Property: 924m



This report has been compiled on 13/09/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - 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

27 NAPIER STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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Price Range: \$260,000 to \$280,000

Median sale price

Median price \$283,500

House

Unit

Suburb

EAGLEHAWK

Period 01 July 2016 to 30 June 2017

Source



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
17 FRY ST, EAGLEHAWK, VIC 3556	\$265,000	24/05/2017
2 ARBLASTER ST, CALIFORNIA GULLY, VIC 3556	\$265,000	21/09/2016
32 CALDWELLS RD, EAGLEHAWK, VIC 3556	\$271,000	07/09/2016