





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 NAPIER STREET, EAGLEHAWK, VIC







Indicative Selling Price

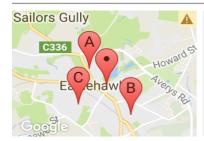
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$260,000 to \$280,000

Provided by: Nekti 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: **pricefinder**

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







Sale Price

\$265,000

Sale Date: 24/05/2017

Distance from Property: 676m





2 ARBLASTER ST, CALIFORNIA GULLY, VIC









Sale Price

\$265,000

Sale Date: 21/09/2016

Distance from Property: 1.1km





32 CALDWELLS RD, EAGLEHAWK, VIC 3556



Sale Price

\$271,000

Sale Date: 07/09/2016

Distance from Property: 924m



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
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Indicative selling price

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

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

Median sale price

Median price	\$283,500	House X	Unit	Suburb	EAGLEHAWK
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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

