

STATEMENT OF INFORMATION

39-43 LODDON VALLEY HIGHWAY, EAGLEHAWK, VIC 3556

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39-43 LODDON VALLEY HIGHWAY,

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Indicative Selling Price

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

Price Range: \$770,000 to \$840,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (Commercial)

\$260,000

01 October 2016 to 30 September 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.



3/8 WOOD ST, LONG GULLY, VIC 3550

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Sale Price

\$825,000

Sale Date: 10/08/2016

Distance from Property: 2.9km



11 SEMMENS ST, LONG GULLY, VIC 3550

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Sale Price

\$195,000

Sale Date: 06/12/2016

Distance from Property: 2.5km



4 STAFFORD ST, CALIFORNIA GULLY, VIC 3556

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Sale Price

\$352,002

Sale Date: 09/06/2017

Distance from Property: 1.9km



This report has been compiled on 08/12/2017 by Professionals Bendigo. 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

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Indicative selling price

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Price Range: \$770,000 to \$840,000

Median sale price

Median price \$260,000

House

Unit

Suburb EAGLEHAWK

Period 01 October 2016 to 30 September 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
3/8 WOOD ST, LONG GULLY, VIC 3550	\$825,000	10/08/2016
11 SEMMENS ST, LONG GULLY, VIC 3550	\$195,000	06/12/2016
4 STAFFORD ST, CALIFORNIA GULLY, VIC 3556	\$352,002	09/06/2017