

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

29 Simpsons Road, Eaglehawk VIC 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$340,000 & \$360,000

### Median sale price

Median Price \$430,000

House



Suburb  
or locality

Eaglehawk

Period - From Jan 2017

to

Jul 2017

Source REIV

### 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
1 57 Sailors Gully Rd, Eaglehawk VIC 3556	\$355,000	13/10/2016
2 21 Simpsons Rd, Eaglehawk VIC 3556	\$335,000	03/05/2016
3 27 Simpsons Road, Eaglehawk VIC 3556	\$325,000	22/01/2016