

# STATEMENT OF INFORMATION

10 WALLS STREET, EAGLEHAWK, VIC 3556

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 WALLS STREET, EAGLEHAWK, VIC**

 3  2  2

Indicative Selling Price

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

Price Range: **\$279,000 to \$299,000**

Provided by: Matt Ingram, Bendigo Property Plus

## MEDIAN SALE PRICE



**EAGLEHAWK, VIC, 3556**

Suburb Median Sale Price (House)

**\$279,250**

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.



**9 WALLS ST, EAGLEHAWK, VIC 3556**

 3  1  4

Sale Price

**\$310,000**

Sale Date: 18/04/2017

Distance from Property: 34m 



**17 BURNSIDE ST, EAGLEHAWK, VIC 3556**

 3  1  2

Sale Price

**\$275,000**

Sale Date: 21/04/2017

Distance from Property: 760m 



**8 WALLS ST, EAGLEHAWK, VIC 3556**

 3  1  1

Sale Price

**\$256,000**

Sale Date: 19/10/2016

Distance from Property: 18m 

This report has been compiled on 09/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

10 WALLS STREET, EAGLEHAWK, VIC 3556

### Indicative selling price

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

Price Range: \$279,000 to \$299,000

### Median sale price

Median price

\$279,250

House

Unit

Suburb

EAGLEHAWK

Period

01 July 2016 to 30 June 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
9 WALLS ST, EAGLEHAWK, VIC 3556	\$310,000	18/04/2017
17 BURNSIDE ST, EAGLEHAWK, VIC 3556	\$275,000	21/04/2017
8 WALLS ST, EAGLEHAWK, VIC 3556	\$256,000	19/10/2016