



STATEMENT OF INFORMATION

56 HODGSON STREET, EAGLEHAWK, VIC-3556

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



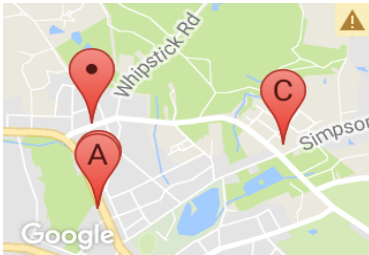
56 HODGSON STREET, EAGLEHAWK, VIC  4  1  2

Indicative Selling Price

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

Price Range: **\$325,000 to \$355,000**

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$295,000

01 January 2017 to 31 December 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.



57 SAILORS GULLY RD, EAGLEHAWK, VIC 3556  3  2  4

Sale Price

\$355,000

Sale Date: 13/10/2016

Distance from Property: 620m



59 SAILORS GULLY RD, EAGLEHAWK, VIC 3556  4  2  2

Sale Price

\$352,250

Sale Date: 12/07/2017

Distance from Property: 596m



5 CAPITAL CRT, EAGLEHAWK, VIC 3556  3  2  2

Sale Price

\$340,000

Sale Date: 15/03/2017

Distance from Property: 1.3km



This report has been compiled on 06/03/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - 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

56 HODGSON STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range: \$325,000 to \$355,000

Median sale price

Median price \$295,000

House

Unit

Suburb EAGLEHAWK

Period 01 January 2017 to 31 December 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
57 SAILORS GULLY RD, EAGLEHAWK, VIC 3556	\$355,000	13/10/2016
59 SAILORS GULLY RD, EAGLEHAWK, VIC 3556	\$352,250	12/07/2017
5 CAPITAL CRT, EAGLEHAWK, VIC 3556	\$340,000	15/03/2017