

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 NAPIER STREET, EAGLEHAWK, VIC

 3  1  2

Indicative Selling Price

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

Price Range: \$260,000 to \$270,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$285,000

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.



61 NELSON ST, CALIFORNIA GULLY, VIC 3556

 3  1  2

Sale Price

***\$275,000**

Sale Date: 09/10/2017

Distance from Property: 1.7km



34 WATSON AVE, EAGLEHAWK, VIC 3556

 3  1  2

Sale Price

\$266,000

Sale Date: 22/09/2017

Distance from Property: 993m



7 COWPER ST, NORTH BENDIGO, VIC 3550

 3  1  2

Sale Price

\$260,000

Sale Date: 08/08/2016

Distance from Property: 2.8km



This report has been compiled on 03/11/2017 by Bendigo Property Plus. 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

38 NAPIER STREET, EAGLEHAWK, VIC 3556

Indicative selling price

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Price Range:

\$260,000 to \$270,000

Median sale price

Median price

\$285,000

House

X

Unit


Suburb

EAGLEHAWK

Period

01 October 2016 to 30 September 2017

Source



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
61 NELSON ST, CALIFORNIA GULLY, VIC 3556	*\$275,000	09/10/2017
34 WATSON AVE, EAGLEHAWK, VIC 3556	\$266,000	22/09/2017
7 COWPER ST, NORTH BENDIGO, VIC 3550	\$260,000	08/08/2016