

STATEMENT OF INFORMATION

378 EAGLEHAWK ROAD, 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



378 EAGLEHAWK ROAD, EAGLEHAWK,

 3  2  1

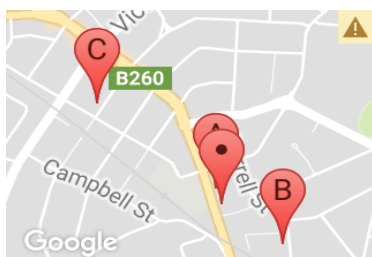
Indicative Selling Price

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

Price Range: \$295,000 to \$315,000

Provided by: Matt Ingram, Bendigo Property Plus

MEDIAN SALE PRICE



EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$336,250

01 October 2017 to 31 December 2017

Provided by:  pricefinder

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.



384 EAGLEHAWK RD, EAGLEHAWK, VIC 3556

 5  2  2

Sale Price

\$327,000

Sale Date: 19/07/2016

Distance from Property: 60m



40 BARRELL ST, CALIFORNIA GULLY, VIC 3556

 3  2  2

Sale Price

\$327,500

Sale Date: 19/09/2016

Distance from Property: 249m



60 CHURCH ST, EAGLEHAWK, VIC 3556

 3  2  2

Sale Price

\$390,000

Sale Date: 17/01/2017

Distance from Property: 552m



This report has been compiled on 05/02/2018 by Bendigo Property Plus. 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

378 EAGLEHAWK ROAD, EAGLEHAWK, VIC 3556

Indicative selling price

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

Price Range: \$295,000 to \$315,000

Median sale price

Median price

\$336,250

House

Unit

Suburb

EAGLEHAWK

Period

01 October 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
384 EAGLEHAWK RD, EAGLEHAWK, VIC 3556	\$327,000	19/07/2016
40 BARRELL ST, CALIFORNIA GULLY, VIC 3556	\$327,500	19/09/2016
60 CHURCH ST, EAGLEHAWK, VIC 3556	\$390,000	17/01/2017