Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 MARKET STREET EAGLEHAWK VIC 3556

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	House	Suburb	Eaglehawk
Period-from	01 Nov 2021	to	31 Oct 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
11A LESTER STREET SAILORS GULLY VIC 3556	$440,000	05-Nov-22
12 TRUMBLE STREET EAGLEHAWK VIC 3556	$470,000	23-Aug-22
1-3 WEBSTER STREET EAGLEHAWK VIC 3556	$470,000	04-Nov-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 November 2022

Andrew Murphy
M 0407 303 386
E andrew@bendigobre.com.au



11A LESTER STREET SAILORS GULLY VIC 3556

3 1 4

Sold Price RS $440,000 Sold Date 05-Nov-22

Distance 0.91km



12 TRUMBLE STREET EAGLEHAWK VIC 3556

3 1 2

Sold Price $470,000 Sold Date 23-Aug-22

Distance 1km



1-3 WEBSTER STREET EAGLEHAWK VIC 3556

3 1 4

Sold Price RS $470,000 Sold Date 04-Nov-22

Distance 1km

RS = Recent sale **UN** = Undisclosed Sale

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