

## 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 or  
locality and postcode

25 Pegleg Road, Eaglehawk Vic 3556

#### Indicative selling price

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

Single price \$220,000

#### Median sale price

Median price \$292,000 House  Unit  Suburb or locality Eaglehawk

Period - From 01/07/2017 to 30/09/2017 Source REIV

#### 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 eighteen 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
1	41 Victoria St EAGLEHAWK 3556	\$240,000	10/03/2017
2	22 Staley St CALIFORNIA GULLY 3556	\$238,000	30/06/2017
3	2 Green St CALIFORNIA GULLY 3556	\$222,500	14/10/2016

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 eighteen months.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 489 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$220,000  
**Median House Price**  
September quarter 2017: \$292,000

4 bedrooms. Victorian era home originally located and moved in from Campbells Forest many decades ago. Retaining many original features. Incredible position in the heart of Eaglehawk CBD, opposite Aldi.

## Comparable Properties



41 Victoria St EAGLEHAWK 3556 (REI/VG) Agent Comments



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1007 sqm approx



22 Staley St CALIFORNIA GULLY 3556 (VG) Agent Comments



**Price:** \$238,000  
**Method:** Sale  
**Date:** 30/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



2 Green St CALIFORNIA GULLY 3556 (VG) Agent Comments



**Price:** \$222,500  
**Method:** Sale  
**Date:** 14/10/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx