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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	25 Pegleg Road, Eaglehawk Vic 3556
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$220,000
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Median sale price

Median price	\$292,000	Hou	ise X	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

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.

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> **Indicative Selling Price** \$220,000 **Median House Price**

September quarter 2017: \$292,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 489 sqm approx

4 bedrooms. Victorian era home originally located and moved in from Campbells Forest many decades ago. Retaining many

Agent Comments

Comparable Properties



41 Victoria St EAGLEHAWK 3556 (REI/VG)

original features. Incredible position in the heart of Eaglehawk CBD, opposite Aldi.





Price: \$240,000 Method: Private Sale Date: 10/03/2017 Rooms: 5

Property Type: House

Land Size: 1007 sqm approx

Agent Comments



22 Staley St CALIFORNIA GULLY 3556 (VG)





Price: \$238.000 Method: Sale Date: 30/06/2017

Rooms: -

Property Type: House (Res) Land Size: 540 sqm approx

Agent Comments



2 Green St CALIFORNIA GULLY 3556 (VG)





Price: \$222,500 Method: Sale Date: 14/10/2016

Rooms: -

Property Type: House (Res) Land Size: 810 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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