

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

18 Campbell Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$310,000 & \$341,000

Median sale price

Median price \$340,000 Property Type House Suburb Eaglehawk

Period - From 01/10/2019 to 31/12/2019 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 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
1	337 Eaglehawk Rd CALIFORNIA GULLY 3556	\$337,000	08/11/2019
2	19 Church St EAGLEHAWK 3556	\$335,000	21/02/2020
3	43b Watson Av CALIFORNIA GULLY 3556	\$319,500	06/03/2020

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:

14/03/2020 17:34



3 1 2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$310,000 - \$341,000
Median House Price
December quarter 2019: \$340,000

2 large bedrooms Built in & free standing robes Study with ceiling fan, desk and robe Polished boards and tiling throughout Updated window furnishings Lounge Living/Dining Large carpeted bungalow/3rd bedroom, timber deck Updated Kitchen/Dining Dishwasher, spilt system, gas hot plates, electric wall oven Updated bathroom Shower over bath & vanity Ducted evaporative cooling Ducted gas heating Book shelf and 2 x linen cupboards to hall Double garage with auto door Garden shed Water tank and veggie garden Approx 538 m2 block

Comparable Properties



337 Eaglehawk Rd CALIFORNIA GULLY 3556 Agent Comments
(REI/VG)

3 2 -

Price: \$337,000
Method: Private Sale
Date: 08/11/2019
Rooms: 4
Property Type: House
Land Size: 466 sqm approx



19 Church St EAGLEHAWK 3556 (REI) Agent Comments

3 2 4

Price: \$335,000
Method: Private Sale
Date: 21/02/2020
Rooms: 5
Property Type: House
Land Size: 943 sqm approx



43b Watson Av CALIFORNIA GULLY 3556 Agent Comments
(REI)

3 2 2

Price: \$319,500
Method: Private Sale
Date: 06/03/2020
Rooms: 5
Property Type: Townhouse (Single)