

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

2/34 Eaglehawk Road, Ironbark Vic 3550

Indicative selling price

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

Range between \$240,000 & \$260,000

Median sale price

Median price \$265,000 Property Type Unit Suburb Ironbark

Period - From 23/09/2020 to 22/09/2021 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	3/12 Lobb St NORTH BENDIGO 3550	\$260,000	13/04/2021
2	5/45 Mclachlan St GOLDEN SQUARE 3555	\$250,000	26/06/2021
3	2/44 Alder St GOLDEN SQUARE 3555	\$250,000	09/04/2021

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: 23/09/2021 12:50



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000
Median Unit Price
23/09/2020 - 22/09/2021: \$265,000

Comparable Properties



3/12 Lobb St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**



Price: \$260,000
Method: Private Sale
Date: 13/04/2021
Property Type: Unit
Land Size: 171 sqm approx

5/45 Mclachlan St GOLDEN SQUARE 3555 (VG) **Agent Comments**



Price: \$250,000
Method: Sale
Date: 26/06/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/44 Alder St GOLDEN SQUARE 3555 (VG) **Agent Comments**



Price: \$250,000
Method: Sale
Date: 09/04/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit