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

4 Barrell Street, Eaglehawk Vic 3556

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$380,000		&		\$415,000			
Median sale p	rice							
Median price	\$465,000	Pro	operty Type	Hou	se		Suburb	Eaglehawk
Period - From	21/04/2021	to	20/04/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15 Christian St CALIFORNIA GULLY 3556	\$390,000	03/11/2021
2	9a Bright St EAGLEHAWK 3556	\$385,000	03/12/2021
3	42 Quick St LONG GULLY 3550	\$375,000	10/12/2021

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:

21/04/2022 18:04





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Property Type: House **Land Size:** 506 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$415,000 Median House Price 21/04/2021 - 20/04/2022: \$465,000

Comparable Properties



15 Christian St CALIFORNIA GULLY 3556 (VG) Agent Comments



Price: \$390,000 Method: Sale Date: 03/11/2021 Property Type: House (Previously Occupied -Detached) Land Size: 682 sqm approx

9a Bright St EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$385,000 Method: Sale Date: 03/12/2021 Property Type: House (Previously Occupied -Detached) Land Size: 346 sqm approx



42 Quick St LONG GULLY 3550 (REI/VG)



Agent Comments

Price: \$375,000 Method: Private Sale Date: 10/12/2021 Property Type: House Land Size: 478 sqm approx

Account - Step Up Property





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