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	1/9 Panton Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between $310,000 & $340,000

Median sale price

Median price	$388,500	Property Type	Unit	Suburb	Eaglehawk
Period - From	05/08/2021	to 04/08/2022		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	2/50 Sandhurst Rd CALIFORNIA GULLY 3556	$330,000	31/05/2022
2	2/27 Arblaster St CALIFORNIA GULLY 3556	$325,000	05/01/2022
3	3/2 Sandhurst Rd CALIFORNIA GULLY 3556	$310,000	17/12/2021

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: | 05/08/2022 12:23

STEP UP PROPERTY

Jaylee Dixon
0490035610
office@stepupproperty.com.au

🛏 2　🛁 -　🚗

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$310,000 - $340,000
Median Unit Price
05/08/2021 - 04/08/2022: $388,500

Comparable Properties

2/50 Sandhurst Rd CALIFORNIA GULLY 3556 (REI/VG)

🛏 2　🛁 1　🚗 1

Price: $330,000
Method: Private Sale
Date: 31/05/2022
Property Type: Unit
Land Size: 262 sqm approx

Agent Comments

2/27 Arblaster St CALIFORNIA GULLY 3556 (REI/VG)

🛏 2　🛁 1　🚗 1

Price: $325,000
Method: Private Sale
Date: 05/01/2022
Property Type: Unit
Land Size: 363 sqm approx

Agent Comments

3/2 Sandhurst Rd CALIFORNIA GULLY 3556 (VG)

🛏 2　🛁 -　🚗 -

Price: $310,000
Method: Sale
Date: 17/12/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Step Up Property