

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

5 Panton Street, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$500,000 Property Type House Suburb Eaglehawk

Period - From 01/01/2022 to 31/12/2022 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	45 Orlando St EAGLEHAWK 3556	\$515,000	26/09/2022
2	60 Wood St CALIFORNIA GULLY 3556	\$490,000	09/03/2022
3	21 Castle St NORTH BENDIGO 3550	\$475,000	22/07/2022

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:

16/01/2023 11:54



2 1 3

Rooms: 5
Property Type: House
Land Size: 1026 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
Year ending December 2022: \$500,000

Comparable Properties



45 Orlando St EAGLEHAWK 3556 (VG)

Agent Comments

2 - -

Price: \$515,000
Method: Sale
Date: 26/09/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 2625 sqm approx



60 Wood St CALIFORNIA GULLY 3556 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 925 sqm approx



21 Castle St NORTH BENDIGO 3550 (REI)

Agent Comments

2 1 6

Price: \$475,000
Method: Private Sale
Date: 22/07/2022
Property Type: House
Land Size: 832 sqm approx

Account - Step Up Property