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	121 Victoria Street, Eaglehawk Vic 3556
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$540,000	&	\$580,000
Trange between	ψ5+0,000	α	Ψ300,000

Median sale price

Median price	\$535,000	Pro	perty Type	House		Suburb	Eaglehawk
Period - From	01/01/2023	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	5 Melinda St CALIFORNIA GULLY 3556	\$555,000	02/12/2022
2	6 Smith St BENDIGO 3550	\$542,500	05/05/2023
3	221 Arnold St NORTH BENDIGO 3550	\$540,000	12/02/2023

OR

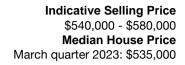
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/06/2023 11:42
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Jaylee Dixon 0490035610 office@stepupproperty.com.au





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Rooms: 6

Property Type: House **Land Size:** 566 sqm approx

Agent Comments

Comparable Properties



5 Melinda St CALIFORNIA GULLY 3556 (REI/VG)

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Price: \$555,000 Method: Private Sale Date: 02/12/2022 Property Type: House Land Size: 619 sqm approx

Agent Comments

Agent Comments

Agent Comments



6 Smith St BENDIGO 3550 (REI)

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Price: \$542,500 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 579 sqm approx

221 Arnold St NORTH BENDIGO 3550 (REI)

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Price: \$540,000 Method: Private Sale Date: 12/02/2023 Property Type: House Land Size: 403 sqm approx

Account - Step Up Property





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