

# 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

121 Victoria Street, Eaglehawk Vic 3556

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$535,000 Property 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	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 comparable properties 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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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 566 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median House Price**  
March quarter 2023: \$535,000

## Comparable Properties



**5 Melinda St CALIFORNIA GULLY 3556 (REI/VG)**

Agent Comments

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



**6 Smith St BENDIGO 3550 (REI)**

Agent Comments

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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)**

Agent Comments

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