

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)

2/161A Simpsons Road, Eaglehawk VIC 3556

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$390,000 & \$410,000

Median sale price

Property Type: House

Suburb: Eaglehawk

Period – From: January 2020

to: December 2020

Median Price: \$361,166

Source: Corelogic

Comparable Property Sales

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
17 Koorungal Dr, Eaglehawk VIC 3556	\$415,000	02/12/2020
4 Barnbogle Pl, Eaglehawk VIC 3556	\$490,000	26/11/2020
226 Jobs Gully Rd, Eaglehawk VIC 3556	\$420,000	17/12/2020

This statement of Information was prepared on: 23/03/2021