

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 62 Kingston Drive, Eaglehawk Vic 3556

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$315,000 House Unit Suburb or locality Eaglehawk

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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 75 Kingston Dr EAGLEHAWK 3556	\$328,500	12/11/2018
2 70 Kingston Dr EAGLEHAWK 3556	\$350,000	17/04/2018
3 64 Kingston Dr EAGLEHAWK 3556	\$355,000	26/07/2017

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 eighteen months.~~



Rooms:
Property Type: Land
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000
Median House Price
 Year ending September 2018: \$315,000

Comparable Properties



75 Kingston Dr EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$328,500
Method: Sale
Date: 12/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx



70 Kingston Dr EAGLEHAWK 3556 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 17/04/2018
Rooms: 5
Property Type: House
Land Size: 651 sqm approx

64 Kingston Dr EAGLEHAWK 3556 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 26/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx