

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 and
postcode

14 EAGLEHAWK ROAD IRONBARK VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Ironbark

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

19 HONEYSUCKLE STREET BENDIGO VIC 3550	\$464,750	09-Jul-23
2 ASHLEY STREET IRONBARK VIC 3550	\$475,000	12-Apr-23
45 ANDERSON STREET BENDIGO VIC 3550	\$477,500	31-Oct-23

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: 22 November 2023


**19 HONEYSUCKLE STREET
BENDIGO VIC 3550**
 3  1  1

Sold Price

\$464,750

Sold Date

09-Jul-23

Distance

0.94km

**2 ASHLEY STREET IRONBARK VIC
3550**
 3  1  1

Sold Price

\$475,000

Sold Date

12-Apr-23

Distance

0.31km

**45 ANDERSON STREET BENDIGO
VIC 3550**
 3  1  2

Sold Price

^{RS} **\$477,500**

Sold Date

31-Oct-23

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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