

STATEMENT OF INFORMATION

25 CALDWELLS ROAD, EAGLEHAWK, VIC 3556

PREPARED BY BRANNOCK ISIDORE DE LA TORRE , RAY WHITE BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


25 CALDWELLS ROAD, EAGLEHAWK, VIC




Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting
Price Range: \$340,000 to \$360,000

Provided by: Brannock Isidore De la Torre , Ray White Bendigo

MEDIAN SALE PRICE


EAGLEHAWK, VIC, 3556

Suburb Median Sale Price (House)

\$500,000

01 January 2023 to 31 December 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.


3A MEGGS CRT, CALIFORNIA GULLY, VIC 3556




Sale Price

\$350,000

Sale Date: 20/11/2023

Distance from Property: 1.9km


11 CASTLE ST, NORTH BENDIGO, VIC 3550




Sale Price

\$360,000

Sale Date: 30/10/2023

Distance from Property: 3.8km


40 BAKEWELL ST, NORTH BENDIGO, VIC 3550




Sale Price

\$342,500

Sale Date: 06/12/2023

Distance from Property: 4.1km



This report has been compiled on 22/02/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb

Period Source

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
3A MEGGS CRT, CALIFORNIA GULLY, VIC 3556	\$350,000	20/11/2023
11 CASTLE ST, NORTH BENDIGO, VIC 3550	\$360,000	30/10/2023
40 BAKEWELL ST, NORTH BENDIGO, VIC 3550	\$342,500	06/12/2023

This Statement of Information was prepared