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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**5 Barnbogle Place, Eaglehawk, VIC 3556**

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INDICATIVE SELLING PRICE

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

**Range Between \$375,000 & \$395,000**

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MEDIAN SALE PRICE

**Median price \$279,250 | House | Eaglehawk (3556)**

**Period - From 1 June 2016 to 1 May 2017 | Source - RP Data**

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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      |
|---------------------------------------------|------------------|-------------------|
| <b>19 KINGSTON DR, EAGLEHAWK VIC 3556</b>   | <b>\$385,000</b> | <b>31/03/2017</b> |
| <b>2 GLADEVILLE DR, EAGLEHAWK VIC 3556</b>  | <b>\$346,000</b> | <b>13/02/2017</b> |
| <b>9 RIVERSDALE AVE, EAGLEHAWK VIC 3556</b> | <b>\$367,000</b> | <b>03/11/2016</b> |

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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