

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

13 HOPKINS AVENUE EAGLEHAWK VIC 3556

Indicative selling price

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

Single Price

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Eaglehawk

Period-from

01 Oct 2023

to

30 Sep 2024

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

43 KIRKWOOD ROAD EAGLEHAWK VIC 3556	\$530,000	20-Jan-23
19 HOPKINS AVENUE EAGLEHAWK VIC 3556	\$500,000	20-Nov-23
24 LETHEBYS ROAD SAILORS GULLY VIC 3556	\$510,000	29-Mar-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: 02 October 2024



**43 KIRKWOOD ROAD
 EAGLEHAWK VIC 3556**

4 1 3

Sold Price **\$530,000** Sold Date **20-Jan-23**

Distance **1.89km**



**19 HOPKINS AVENUE EAGLEHAWK
 VIC 3556**

4 1 2

Sold Price **\$500,000** Sold Date **20-Nov-23**

Distance **0.13km**



**24 LETHEBYS ROAD SAILORS
 GULLY VIC 3556**

3 1 2

Sold Price **\$510,000** Sold Date **29-Mar-23**

Distance **0.8km**



**8 ROBBINS STREET EAGLEHAWK
 VIC 3556**

3 1 2

Sold Price **\$540,000** Sold Date **24-Oct-23**

Distance **0.91km**



**37-39 LESTER STREET SAILORS
 GULLY VIC 3556**

3 1 3

Sold Price **\$525,000** Sold Date **23-Feb-23**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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