

# Property Report

31 Haggard Street,  
Eaglehawk, Vic, 3556



## Agent Contact

P

M 0407 843 167

E [kaye@dck.com.au](mailto:kaye@dck.com.au)

A DCK Real Estate Level 1, 10 King Street  
BENDIGO 3550



Kaye Lazenby brings a simple philosophy to DCK - treat your client as a person & service their enquiries to exceed their expectations. Service means understanding & responding to the individual needs of each client & that means giving each client the time, care and attention they deserve. As DCK is a large & well established business, we have a wide selection of purchasers; this enables us to sell property faster - 100% client focused service.

Account - Dungey Carter Ketterer | P: 03 5440 5000



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# Property Report

## 31 Haggar Street, Eaglehawk, Vic 3556

**Lot/Plan Number:** /

**Area:** 1021

**Melway Map Ref:** MELWAY ()

**Planning Zone Number:** 231

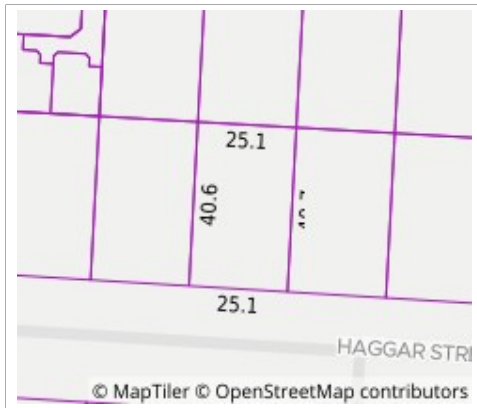
**Overlay Zone:** NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1

**Municipality:** Greater Bendigo

**Perimeter:** 132

**Planning Scheme Zone:** ZN

**Planning Zone:** (GENERAL RESIDENTIAL ZONE)



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# Demographic profile for Eaglehawk



## Suburb

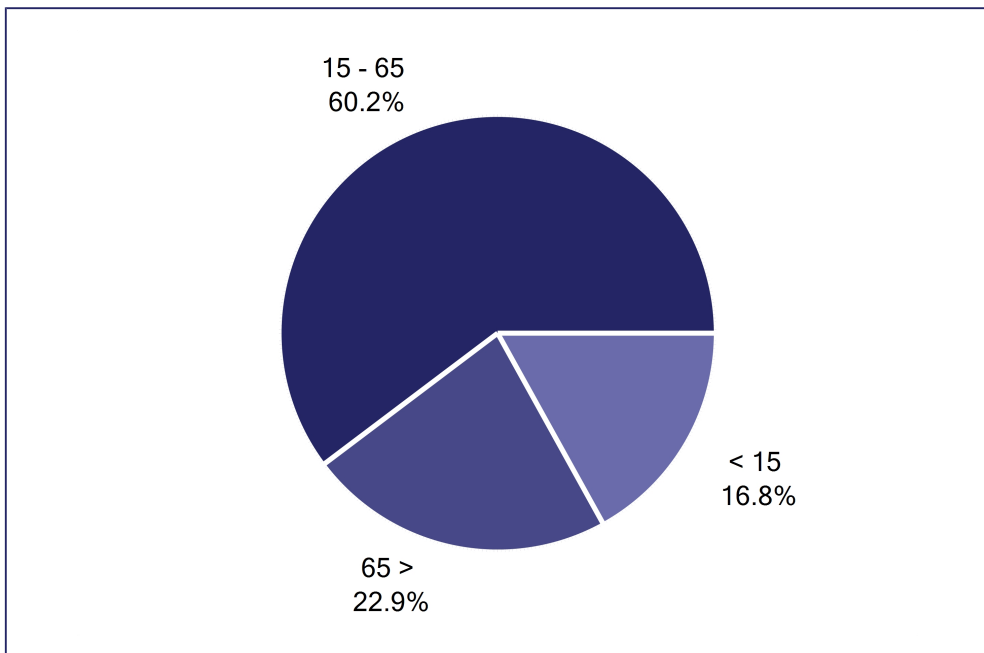
Eaglehawk

## Local Government Area

Greater Bendigo

## Median Age

43



## Population

|                   |             |
|-------------------|-------------|
| Under 15 years    | 934         |
| 15-65 years       | 3339        |
| 65 years and over | 1271        |
| <b>Total</b>      | <b>5538</b> |

\*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

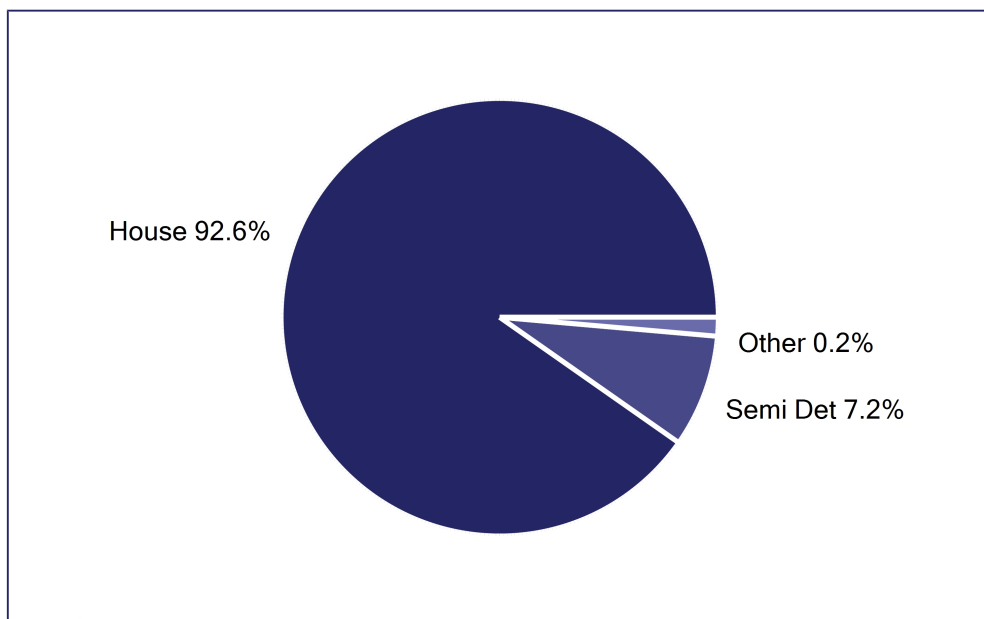
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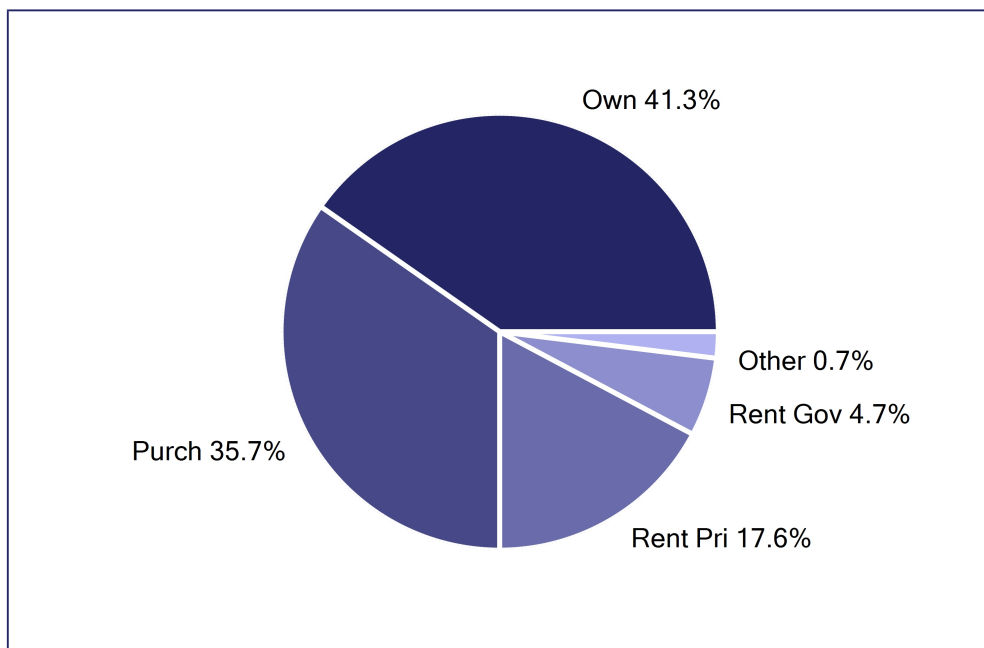
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# Demographic profile for Eaglehawk



## Dwelling Type

|                             |             |
|-----------------------------|-------------|
| Separate house              | 2182        |
| Semi-detached (row/terrace) | 170         |
| Flat, unit or apartment     | 0           |
| Other                       | 4           |
| <b>Total</b>                | <b>2356</b> |



## Rent vs. Own

|                 |           |
|-----------------|-----------|
| Own             | 867       |
| Purchasing      | 749       |
| Rent government | 98        |
| Rent private    | 369       |
| <b>Other</b>    | <b>14</b> |

## Median Loan Repayments & Income

|                          |            |
|--------------------------|------------|
| Monthly loan repayment   | \$1,300.00 |
| Weekly rent              | \$265.00   |
| Weekly individual income | \$629.00   |
| Weekly family income     | \$1,483.00 |
| Weekly household income  | \$1,140.00 |

\*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

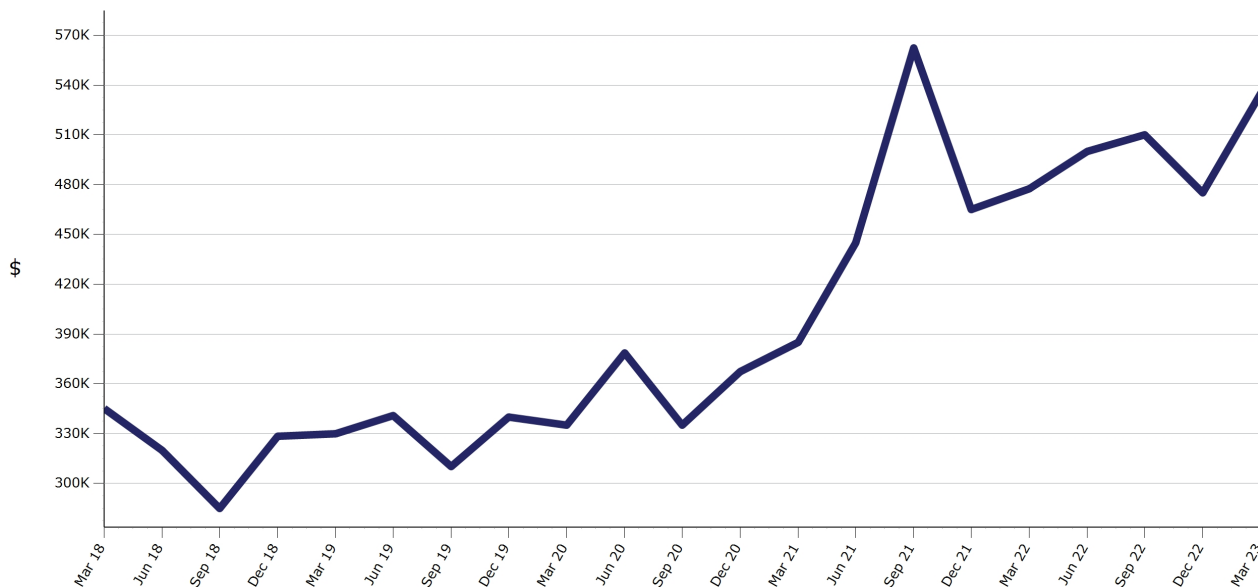
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# Median Prices for Eaglehawk

**MEDIAN PRICE:** This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price



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# Capital Growth for Eaglehawk

**CAPITAL GROWTH:** The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

## HOUSE Capital Growth



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# Sales History for 31 Haggar Street Eaglehawk, Vic 3556



31 Haggar St EAGLEHAWK 3556 (VG)

2 - -

**Price:** \$178,000  
**Method:** Sale  
**Date:** 15/10/2010  
**Property Type:** House  
(Previously Occupied -  
Detached)  
**Land Size:** 1040 sqm



31 Haggar St EAGLEHAWK 3556 (REI)

With a block this size you may take the opportunity to further develop the site (STCA) or just enjoy the extra yard space along with the shed. There are currently excellent tenants paying \$180 per week who would love to stay, or vacant possession is available if required. The 3 bedroom house is very comfortable and easy to live in. Well located, around the corner from the Eaglehawk ...

3 1 1

**Price:** \$178,000  
**Method:** Private Sale  
**Date:** 09/08/2010  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1021 sqm



31 Haggar St EAGLEHAWK 3556 (REI/VG)

3 - -

**Price:** \$130,000  
**Method:** Private Sale  
**Date:** 31/01/2004  
**Property Type:** House  
**Land Size:** 1020.87 sqm



31 Haggar St EAGLEHAWK 3556 (VG)

2 - -

**Price:** \$13,000  
**Method:** Sale  
**Date:** 14/01/1978  
**Property Type:** House  
(Previously Occupied -  
Detached)  
**Land Size:** 1040 sqm

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# Comparable sales in Eaglehawk

## Selection Criteria

**Address:**

31 Haggart Street  
Eaglehawk Vic 3556

**Data Source(s):**

Agent and Settled Sales (Gov)

**Property Type(s):**

House (Res)

**Price:** \$320,000-\$400,000

**Date:** 28/01/2022-28/06/2022

**Result Type(s):** All sold



### 19 Campbell St EAGLEHAWK 3556 (REI)

Enjoy the position of this cottage, located only minutes to St Liborius and Eaglehawk Primary plus public transport and only a stroll to the heart of eaglehawk shopping. Subdivision (S.T.C.A) is a great possibility, with such a large block and 2 titles this could ...



**Price:** \$365,000

**Method:** Private Sale

**Date:** 31/01/2022

**Property Type:** House

**Land Size:** 1404 sqm

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# On the market

## Currently for sale in Eaglehawk.



### EAGLEHAWK 13 Hall Street

This neat original home is located within minutes to Eaglehawk town centre, train station, YMCA, lakes, sporting reserve, golf club, and the many amenities of Eaglehawk including supermarkets, cinema, eateries, doctors, pharmacy, and banks, all you could need at your fingertips. Absolutely ideal for a downsizer, first home buyer or investor. The character filled home is situated on ...



**Price:** \$390,000 - \$420,000  
**Bedrooms** 3  
**Property Type:** House  
**Land Size:** 698 sqm



### EAGLEHAWK 7 Church Street

A rare opportunity to secure a large 1011m2 (approx) allotment in Central Eaglehawk close to schools, shopping and transport. This long held property has an existing dwelling that you may consider renovating and extending (STCA), however for the builder/developer the lot size lends itself to sub-division for several units/townhouses, or simply 2 good size home sites (STCA). ...



**Price:** \$395,000 - \$425,000  
**Bedrooms** 3  
**Property Type:** House  
**Land Size:** 1011 sqm



### EAGLEHAWK 6 Campbell Street

This adorable miners cottage sits behind a pretty picket fence, framed by blossoms on a generous and level (820m2) allotment. Situated on quiet Campbell street, just moments from the thriving hub of Eaglehawk (400m walk to the IGA), the potential for value-adding is evident. Although perfectly liveable as is, this gorgeous cottage would benefit from a renovation to really maximise ...



**Price:** \$395,000 - \$415,000  
**Bedrooms** 3  
**Property Type:** House  
**Land Size:** 820 sqm



### EAGLEHAWK 2/29 Caldwell's Road

If you are looking for your first home, or you are tired of paying rent and looking for a home you can put your own stamp on, then look no further. New to market is this excellent opportunity to get into Bendigo's property market in Eaglehawk. Whilst this property needs some finishing touches, the house is sound and sits on a large 814m2 allotment. Consisting of three bedrooms serviced ...



**Price:** \$330,000 - \$350,000  
**Bedrooms** 3  
**Property Type:** House  
**Land Size:** 814 sqm

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### EAGLEHAWK 5 Junction Street

This large older-style weatherboard home has seen better days. It's a case of buying the land and getting the house for free! Sited on a level block approx 941m2, the home needs a major renovation, or rip it down and develop the land for townhouses or your new home. Its few features include four bedrooms, one bathroom, gas heated lounge, gas upright cooker in the kitchen, timber ...

 4  1  2

**Price:** \$320,000 - \$350,000

**Bedrooms** 4

**Property Type:** House

**Land Size:** 941 sqm

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