

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 BARINGHUP STREET EYNESBURY VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

7 MONBULK WAY EYNESBURY VIC 3338	\$640,000	20-Feb-24
5 WEDDERBURN AVENUE EYNESBURY VIC 3338	\$680,000	11-Dec-23
10 INGLEWOOD AVENUE EYNESBURY VIC 3338	\$640,000	04-Nov-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 March 2024



**7 MONBULK WAY EYNESBURY VIC 3338**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date **20-Feb-24**

 4  2  2

Distance **0.58km**



**5 WEDDERBURN AVENUE EYNESBURY VIC 3338**

Sold Price

**\$680,000**

Sold Date **11-Dec-23**

 4  2  2

Distance **0.78km**



**10 INGLEWOOD AVENUE EYNESBURY VIC 3338**

Sold Price

**\$640,000**

Sold Date **04-Nov-23**

 4  2  -

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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