

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

13 BRIDGEWATER AVENUE EYNESBURY VIC 3338

Indicative selling price

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

Single Price

or range
between

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Eynesbury

Period-from

01 Feb 2023

to

31 Jan 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

3 INGLEWOOD AVENUE EYNESBURY VIC 3338	\$670,000	10-May-23
9 KYNETON AVENUE EYNESBURY VIC 3338	\$734,400	21-Apr-23
79 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	\$750,000	24-Jan-24

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: 19 February 2024



**3 INGLEWOOD AVENUE
EYNESBURY VIC 3338**

 3  2  2

Sold Price **\$670,000** Sold Date **10-May-23**

Distance **0.1km**



**9 KYNETON AVENUE EYNESBURY
VIC 3338**

 3  2  2

Sold Price **\$734,400** Sold Date **21-Apr-23**

Distance **0.62km**

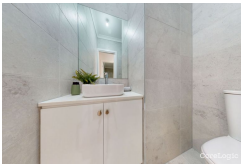


**79 LANCEFIELD CIRCUIT
EYNESBURY VIC 3338**

 4  2  2

Sold Price ^{RS} **\$750,000** Sold Date **24-Jan-24**

Distance **0.53km**



**30 LOGAN STREET EYNESBURY
VIC 3338**

 4  2  2

Sold Price **\$735,000** Sold Date **22-Mar-23**

Distance **0.53km**



**9 BOOLITE STREET EYNESBURY
VIC 3338**

 4  2  2

Sold Price ^{RS} **\$730,000** Sold Date **24-Nov-23**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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