

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 or
locality and postcode

13 Fison Avenue, Eastwood Vic 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$639,000

Median sale price

Median price \$594,500

Property Type House

Suburb Eastwood

Period - From 03/08/2022

to 02/08/2023

Source REIV

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
1	28 Charlton PI EASTWOOD 3875	\$627,000	30/01/2023
2	26 Scott St BAIRNSDALE 3875	\$625,000	11/04/2023
3	32 Gatehouse Dr EASTWOOD 3875	\$620,000	18/11/2022

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:

03/08/2023 11:43

13 Fison Avenue, Eastwood Vic 3875



 3  2  4

Property Type: House
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$639,000

Median House Price
03/08/2022 - 02/08/2023: \$594,500

Comparable Properties



28 Charlton PI EASTWOOD 3875 (REI/VG)

Agent Comments

 4  2  2

Price: \$627,000
Method: Private Sale
Date: 30/01/2023
Property Type: House
Land Size: 867 sqm approx



26 Scott St BAIRNSDALE 3875 (REI/VG)

Agent Comments

 4  2  2

Price: \$625,000
Method: Private Sale
Date: 11/04/2023
Property Type: House
Land Size: 1040 sqm approx



32 Gatehouse Dr EASTWOOD 3875 (VG)

Agent Comments

 4  -  -

Price: \$620,000
Method: Sale
Date: 18/11/2022
Property Type: House (Res)
Land Size: 851 sqm approx

Account - Van Reyk Real Estate | P: 0409524780



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