

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

4 MISTANA COURT EASTWOOD VIC 3875

Indicative selling price

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

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Eastwood

Period-from

01 Nov 2022

to

31 Oct 2023

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

8 GREE KULLUK PLACE EASTWOOD VIC 3875	\$499,000	10-Oct-23
47B LEN COOK DRIVE EASTWOOD VIC 3875	\$499,000	18-Sep-23
25 DEAKIN AVENUE EASTWOOD VIC 3875	\$545,000	08-Aug-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: 01 November 2023

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8 GREE KULLUK PLACE
EASTWOOD VIC 3875

 3  2  2

Sold Price ^{RS} \$499,000 ^{UN} Sold Date 10-Oct-23

Distance 0.23km



47B LEN COOK DRIVE EASTWOOD
VIC 3875

 3  2  1

Sold Price Sold Date 18-Sep-23

Distance 0.48km



25 DEAKIN AVENUE EASTWOOD
VIC 3875

 3  2  2

Sold Price \$545,000 Sold Date 08-Aug-23

Distance 0.64km

RS = Recent sale

UN = Undisclosed Sale

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