

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

4B BALMORAL CRESCENT 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

\$651,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,500

Property type

House

Suburb

Eastwood

Period-from

01 Sep 2022

to

31 Aug 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

89 HOWITT AVENUE EASTWOOD VIC 3875	\$665,000	11-Apr-23
8 WINDSOR COURT EASTWOOD VIC 3875	\$629,500	30-Jun-23
28 CHARLTON PLACE EASTWOOD VIC 3875	\$627,000	16-Jan-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: 08 September 2023



**89 HOWITT AVENUE EASTWOOD
VIC 3875**

 4  2  2

Sold Price

\$665,000

Sold Date

11-Apr-23

Distance

0.62km



**8 WINDSOR COURT EASTWOOD
VIC 3875**

 4  2  2

Sold Price

\$629,500

Sold Date

30-Jun-23

Distance

0.3km



**28 CHARLTON PLACE EASTWOOD
VIC 3875**

 4  2  2

Sold Price

\$627,000

Sold Date

16-Jan-23

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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