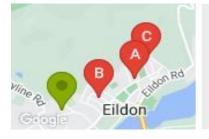


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



EILDON, VIC, 3713

Suburb Median Sale Price (House)

\$507,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

	3 HILLSIDE AVE, EILDON, VIC 3713	= 3	1 🔂 2	
I III III	Sale Price \$400,000			
	Sale Date: 18/04/2024	Distance from Property	y: 1km 💊	
-	19 NINTH ST, EILDON, VIC 3713	A 3	1 🔂 4	
	Sale Price \$410,000 Sale Date: 27/01/2023			
		Distance from Property:	513m	
	24 FOURTH ST, EILDON, VIC 3713	= 3	2 1 🕀 3	
	Sale Price \$437,000 Sale Date: 04/12/2023		0	
		Distance from Property: 1.3km		

This report has been compiled on 03/06/2024 by OBrien Real Estate Alexandra. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

5 TWENTY FIRST STREET, EILDON, VIC 3713

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price	\$507,500	Property type	House	Suburb	EILDON
Period	01 April 2023 to 31 March 2024		Source	ρ	ricefinder

Comparable property sales

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
3 HILLSIDE AVE, EILDON, VIC 3713	\$400,000	18/04/2024
19 NINTH ST, EILDON, VIC 3713	\$410,000	27/01/2023
24 FOURTH ST, EILDON, VIC 3713	\$437,000	04/12/2023

This Statement of Information was prepared on: 03/

03/06/2024

