

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

9 BENALLA 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

\$839,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

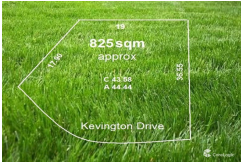
Date of sale

3 KEVINGTON DRIVE EYNESBURY VIC 3338	\$777,000	10-May-23
12 KEVINGTON DRIVE EYNESBURY VIC 3338	\$930,000	05-May-23
54 BENALLA AVENUE EYNESBURY VIC 3338	\$860,000	20-Aug-22

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: 26 July 2023



3 KEVINGTON DRIVE EYNESBURY VIC 3338 Sold Price **\$777,000** Sold Date **10-May-23**

 4  2  2

Distance **1.22km**



12 KEVINGTON DRIVE EYNESBURY VIC 3338 Sold Price **\$930,000** Sold Date **05-May-23**

 4  2  2

Distance **1.27km**



54 BENALLA AVENUE EYNESBURY VIC 3338 Sold Price **\$860,000** Sold Date **20-Aug-22**

 4  2  3

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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