



Statement of Information

Sections 47AF of the Estate Agents Act 1980

74 Eleventh Ave, EDEN PARK 3757

House



5 beds



3 baths



3 parking

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median **House** for **EDEN PARK** for period **Oct 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$912,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

280 Eighth Ave.,
Eden Park 3757

Price \$715,000 Sold 18
December 2018

121 Eighth Ave.,
Eden Park 3757

Price \$980,000 Sold 08
December 2018

236 Seventh Ave.,
Eden Park 3757

Price \$943,000 Sold 30 May
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Exchanged Real Estate

23 Beech Street,
Whittlesea VIC 3757

Contact agents



Glenn Halliday

03 9716 1647

0411 745 239

glenn.halliday@exchangedre.com.au



Kaye McClintock

03 9716 1647

0499912267

kaye.mcclintock@exchangedre.com.au

