

## 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

31 BALMORAL CRESCENT EASTWOOD VIC 3875

### Indicative selling price

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

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Eastwood

Period-from

01 Mar 2023

to

29 Feb 2024

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

2 TAIRUA PLACE EASTWOOD VIC 3875	\$490,000	04-May-23
1 EASTERN VIEW DRIVE EASTWOOD VIC 3875	\$530,000	21-Feb-24
41 BALMORAL CRESCENT EASTWOOD VIC 3875	\$540,000	15-Nov-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: 15 March 2024



**2 TAIRUA PLACE EASTWOOD VIC 3875**

Sold Price

**\$490,000**

Sold Date **04-May-23**

 3  2  2

Distance

**0.1km**



**1 EASTERN VIEW DRIVE EASTWOOD VIC 3875**

Sold Price

<sup>RS</sup> **\$530,000** <sup>UN</sup>

Sold Date **21-Feb-24**

 3  2  2

Distance

**1.64km**



**41 BALMORAL CRESCENT EASTWOOD VIC 3875**

Sold Price

**\$540,000**

Sold Date **15-Nov-23**

 3  2  2

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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