# 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

LOT 5022/150 ST ARNAUD ROAD EYNESBURY VIC 3338

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	2 3899 UUU	&	\$939,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$710,000	Property type	Other	Suburb	Eynesbury

31 Jan 2025

#### Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2024

**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.

to

Address of comparable property	Price	Date of sale
5 EDENHOPE PLACE EYNESBURY VIC 3338	\$852,000	08-Mar-24
35 RUSHWORTH AVENUE EYNESBURY VIC 3338	\$905,000	29-Jan-25
3 DAYLESFORD COURT EYNESBURY VIC 3338	\$915,000	27-Jan-24

#### 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: 14 February 2025

Source



Corelogic

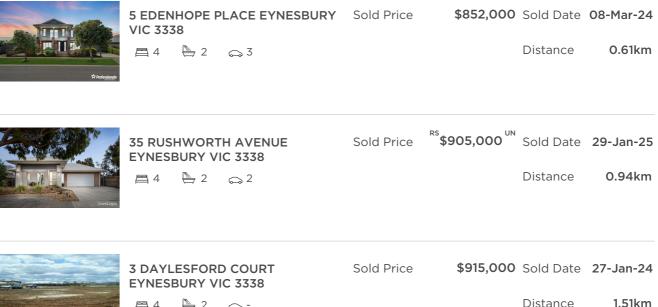
consumer.vic.gov.au



Jade Carberry

- P 03 9746 6222
- M 0424 929 727

E jadecarberry@fnmelton.com.au



酉 4 ₽ 2 ୍ଦ୍ର -

**RS** = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.