

Cristian Caceres

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

2 Edenhope Place Eynesbury VIC 3338

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median Sale Price

\$565,000 Houses in Eynesbury between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>17 Eaglehawk Boulevard Eynesbury VIC 3338</b>                                                                                                                                                                                                                  | Sold Price | <b>\$540,000</b> | Sold Date | <b>05-Nov-18</b> |
|  4  2  2 |            |                  | Distance  | <b>0.36km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>14 Wedderburn Avenue Eynesbury VIC 3338</b>                                                                                                                                                                                                                    | Sold Price | <b>\$545,000</b> | Sold Date | <b>08-Oct-18</b> |
|  4  2  2 |            |                  | Distance  | <b>0.44km</b>    |

|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>17 Wedderburn Avenue Eynesbury VIC 3338</b>                                                                                                                                                                                                                    | Sold Price | <b>\$550,000</b> | Sold Date | <b>01-Aug-18</b> |
|  4  2  2 |            |                  | Distance  | <b>0.47km</b>    |

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