

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 or
locality and postcode

24 Belford Street, Eureka Vic 3350

Indicative selling price

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

Range between \$379,000 & \$405,000

Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb or locality Eureka

Period - From 07/09/2018 to 06/09/2019 Source REIV

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 eighteen 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
1	409 Ligar St SOLDIERS HILL 3350	\$405,000	24/07/2019
2	526 Eureka St EUREKA 3350	\$376,000	04/08/2019
3	27 Belford St EUREKA 3350	\$375,000	30/01/2019

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



409 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$405,000

Method: Sale by Tender

Date: 24/07/2019

Rooms: -

Property Type: House

Land Size: 463 sqm approx



526 Eureka St EUREKA 3350 (REI)

Agent Comments



Price: \$376,000

Method: Private Sale

Date: 04/08/2019

Rooms: -

Property Type: House

Land Size: 973 sqm approx

27 Belford St EUREKA 3350 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 30/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 786 sqm approx