

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

6 TIMOR WALK EYNESBURY VIC 3338

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

Eynesbury

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

7 MONBULK WAY EYNESBURY VIC 3338

\$640,000

10-Feb-24

7 JOEL WAY EYNESBURY VIC 3338

\$605,000

31-Jan-24

46 LOGAN STREET EYNESBURY VIC 3338

\$645,000

22-May-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: 22 July 2024



7 MONBULK WAY EYNESBURY VIC 3338 Sold Price **\$640,000** Sold Date **10-Feb-24**

4 2 2

Distance **0.56km**



7 JOEL WAY EYNESBURY VIC 3338 Sold Price **\$605,000** Sold Date **31-Jan-24**

4 2 2

Distance **0.95km**



46 LOGAN STREET EYNESBURY VIC 3338 Sold Price **\$645,000** Sold Date **22-May-24**

4 2 2

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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