

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

3 BOOLITE STREET 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

\$749,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Eynesbury

Period-from

01 Nov 2023

to

31 Oct 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

9 BOOLITE STREET EYNESBURY VIC 3338	\$730,000	22-Nov-23
685 EYNESBURY ROAD EYNESBURY VIC 3338	\$780,000	17-Sep-24
7 CLUNES WAY EYNESBURY VIC 3338	\$795,000	22-Aug-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: 04 November 2024



9 BOOLITE STREET EYNESBURY VIC 3338

 3  2  2

Sold Price **\$730,000** Sold Date **22-Nov-23**

Distance **0.05km**



685 EYNESBURY ROAD EYNESBURY VIC 3338

 4  2  6

Sold Price ^{RS} **\$780,000** Sold Date **17-Sep-24**

Distance **0.45km**



7 CLUNES WAY EYNESBURY VIC 3338

 4  2  2

Sold Price ^{RS} **\$795,000** Sold Date **22-Aug-24**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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