

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 ELDORADO-TARRAWINGEE ROAD,

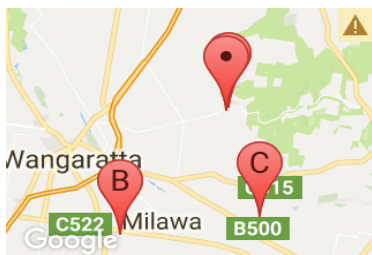
 3  1  2

Indicative Selling Price

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

Single Price: **\$380,000**

MEDIAN SALE PRICE



ELDORADO, VIC, 3746

Suburb Median Sale Price (House)

\$355,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



39 SLAUGHTERYARD LANE, ELDORADO, VIC

 3  2  2

Sale Price

\$400,000

Sale Date: 06/09/2016

Distance from Property: 417m



14 ELY ST, OXLEY, VIC 3678

 3  2  4

Sale Price

\$389,000

Sale Date: 02/03/2017

Distance from Property: 18km



77 DIFFEY RD, EVERTON, VIC 3678

 3  2  1

Sale Price

\$363,000

Sale Date: 16/11/2016

Distance from Property: 13km



This report has been compiled on 27/06/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 ELDORADO-TARRAWINGEE ROAD, ELDORADO, VIC 3746

Indicative selling price

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

Single Price:

\$380,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

ELDORADO

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
39 SLAUGHTERYARD LANE, ELDORADO, VIC 3746	\$400,000	06/09/2016
14 ELY ST, OXLEY, VIC 3678	\$389,000	02/03/2017
77 DIFFEY RD, EVERTON, VIC 3678	\$363,000	16/11/2016