

## 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 MITIAMO STREET EYNESBURY VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jan 2024

to

31 Dec 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

4 CORAK STREET EYNESBURY VIC 3338	\$560,000	05-Dec-24
6 RHEOLA STREET EYNESBURY VIC 3338	\$575,000	31-Jul-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: 31 January 2025



**4 CORAK STREET EYNESBURY VIC 3338** Sold Price <sup>RS</sup> **\$560,000** Sold Date **05-Dec-24**

 4  2  2

Distance **0.58km**



**6 RHEOLA STREET EYNESBURY VIC 3338** Sold Price **\$575,000** Sold Date **31-Jul-24**

 4  2  2

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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