

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



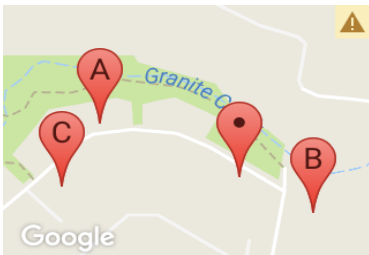
64 LORIMER DRIVE, EASTWOOD, VIC 3875  -  -  -

Indicative Selling Price

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

Single Price: **\$145,000**

MEDIAN SALE PRICE



EASTWOOD, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$123,000

01 April 2017 to 31 March 2018

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.



43 LORIMER DR, EASTWOOD, VIC 3875

 -  -  -

Sale Price

\$132,000

Sale Date: 17/12/2016

Distance from Property: 247m



78 LORIMER DR, EASTWOOD, VIC 3875

 -  -  -

Sale Price

\$125,000

Sale Date: 21/12/2016

Distance from Property: 137m



32 LORIMER DR, EASTWOOD, VIC 3875

 4  2  2

Sale Price

\$140,000

Sale Date: 22/11/2017

Distance from Property: 291m



This report has been compiled on 07/04/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

64 LORIMER DRIVE, EASTWOOD, VIC 3875

Indicative selling price

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

Single Price:

\$145,000

Median sale price

Median price

\$123,000

House

Unit

Suburb

EASTWOOD

Period

01 April 2017 to 31 March 2018

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
43 LORIMER DR, EASTWOOD, VIC 3875	\$132,000	17/12/2016
78 LORIMER DR, EASTWOOD, VIC 3875	\$125,000	21/12/2016
32 LORIMER DR, EASTWOOD, VIC 3875	\$140,000	22/11/2017