

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

68 Balmoral Crescent Eastwood VIC 3875

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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,000

Property type

House

Suburb

Eastwood

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

A* 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

110 Flinns Road Eastwood VIC 3875	\$485,000	15-Apr-20
28 Eastern View Drive Eastwood VIC 3875	\$480,000	21-Apr-20
21 Hudson Crescent Lucknow VIC 3875	\$470,000	21-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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110 Flinns Road Eastwood VIC 3875 Sold Price **\$485,000** Sold Date **15-Apr-20**

4 2 4

Distance **0.93km**



28 Eastern View Drive Eastwood VIC 3875 Sold Price **\$480,000** Sold Date **21-Apr-20**

3 2 3

Distance **1.38km**



21 Hudson Crescent Lucknow VIC 3875 Sold Price **\$470,000** Sold Date **21-Dec-20**

4 2 2

Distance **2.17km**

RS = Recent sale UN = Undisclosed Sale

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