

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

1 Kooralbyn Court 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

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

8 Birch Court Eastwood VIC 3875	\$545,000	21-Jun-20
36 Morton Drive Eastwood VIC 3875	\$550,000	12-Apr-21
68 Balmoral Crescent Eastwood VIC 3875	\$562,000	08-May-21

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.~~

This Statement of Information was prepared on: 27 May 2021



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8 Birch Court Eastwood VIC 3875

Sold Price

\$545,000

Sold Date

21-Jun-20

4 2 6

Distance

0.3km



36 Morton Drive Eastwood VIC 3875

Sold Price

^{RS} **\$550,000**

Sold Date

12-Apr-21

3 2 4

Distance

0.58km



68 Balmoral Crescent Eastwood VIC 3875

Sold Price

^{RS} **\$562,000**

Sold Date

08-May-21

4 2 2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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