

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 or
locality and postcode

13 Savage Court, Eildon Vic 3713

Indicative selling price

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

Single price

\$425,000

Median sale price*

Median price

\$428,000

Property Type

House

Suburb

Eildon

Period - From

09/03/2021

to

21/07/2021

Source

pdol

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
1	9 Hill Ct EILDON 3713	\$435,000	21/07/2021
2	38 Ninth St EILDON 3713	\$425,000	26/02/2021
3	28 Ninth St EILDON 3713	\$420,000	09/03/2021

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:

04/10/2021 15:20

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

13 Savage Court, Eildon Vic 3713

Jenny Pullen

5963 3491

0408 100 590

jenny@professionalsmarysville.com.au

Indicative Selling Price

\$425,000

Median House Price *

09/03/2021 - 21/07/2021: \$428,000

* Agent calculated median based on 3 sales



Property Type: House (Res)

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



9 Hill Ct EILDON 3713 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 21/07/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 750 sqm approx

38 Ninth St EILDON 3713 (VG)

Agent Comments



Price: \$425,000

Method: Sale

Date: 26/02/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 800 sqm approx



28 Ninth St EILDON 3713 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 09/03/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Account - Professionals Marysville | P: 03 5963 4491 | F: 03 5963 4493



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