#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	13 Savage Court, Eildon Vic 3713
Including suburb or	
locality and postcode	

#### 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	Pro	perty Type	House		Suburb	Eildon
Period - From 0	9/03/2021	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



<sup>\*</sup> 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.









Property Type: House (Res)
Land Size: 900 sqm approx

Agent Comments

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

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### Comparable Properties



9 Hill Ct EILDON 3713 (VG)

**-**3





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)

**-** 2





Agent Comments

**Agent Comments** 

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Price: \$425,000 Method: Sale Date: 26/02/2021

Property Type: House (Previously Occupied -

Detached)

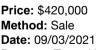
Land Size: 800 sqm approx

28 Ninth St EILDON 3713 (VG)









Property Type: House (Previously Occupied -

Detached)

Land Size: 600 sqm approx

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