



# STATEMENT OF INFORMATION

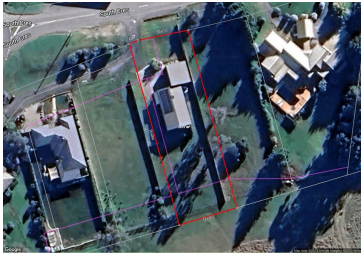
30 SOUTH CRESCENT, EILDON, VIC 3713

PREPARED BY NIK PATEK , RAY WHITE RURAL VICTORIA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 30 SOUTH CRESCENT, EILDON, VIC

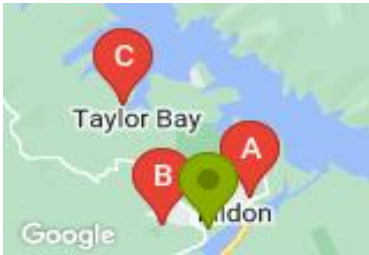
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **null**

Provided by: Nik Patek , Ray White Rural Victoria

## MEDIAN SALE PRICE



## EILDON, VIC, 3713

Suburb Median Sale Price (House)

**\$450,000**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## 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.



## 9 HIGH ST, EILDON, VIC 3713

3 2 4

Sale Price

**\$700,000**

Sale Date: 27/10/2022

Distance from Property: 1.5km



## 138 TI TREE DR, EILDON, VIC 3713

3 2 4

Sale Price

**\$850,000**

Sale Date: 18/06/2022

Distance from Property: 1.2km



## 54 TAYLOR BAY LEFT ARM RD, TAYLOR

3 2 4

Sale Price

**\$850,000**

Sale Date: 26/10/2022

Distance from Property: 4.2km

This report has been compiled on 22/12/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for

### Property offered for

Address  
Including suburb and

30 SOUTH CRESCENT, EILDON, VIC 3713

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price

\$450,000

Property type

Vacant Land

Suburb

EILDON

Period

01 October 2022 to 30 September 2023

Source

pricefinder

### 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

Price

Date of sale

9 HIGH ST, EILDON, VIC 3713	\$700,000	27/10/2022
138 TI TREE DR, EILDON, VIC 3713	\$850,000	18/06/2022
54 TAYLOR BAY LEFT ARM RD, TAYLOR BAY, VIC 3713	\$850,000	26/10/2022

This Statement of Information was prepared

22/12/2023