Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

27 BRIDGEWATER AVENUE EYNESBURY VIC 3338

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or ran betwe	5 5795000	&	\$849,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$522,500	Property type	Land	Suburb	Eynesbury					

31 Dec 2024

Source

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

01 Jan 2024

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
20 LAWLER ROAD EYNESBURY VIC 3338	\$875,000	07-Aug-24	
7 CLUNES WAY EYNESBURY VIC 3338	\$795,000	18-Aug-24	
685 EYNESBURY ROAD EYNESBURY VIC 3338	\$780,000	31-Aug-24	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 January 2025



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consumer.vic.gov.au

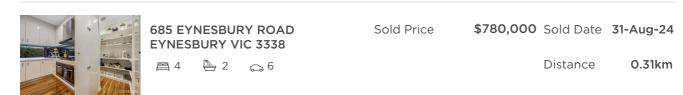
CoreLogic

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	w Family Home: \$500 per week
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5500 per week	20 LAWLER ROAD EYNESBURY VIC 3338	Sold Price	\$875,000		07-Aug-24
	🖴 4 👆 2 👝 2			Distance	0.58km
	7 CLUNES WAY EYNESBURY VIC 3338	Sold Price	\$795,000	Sold Date	18-Aug-24
	📇 4 👆 2 👝 2			Distance	0.66km



RS = Recent sale UN = Undisclosed Sale

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