

## 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

10 Len Cook Drive Eastwood VIC 3875

### Indicative selling price

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

Single Price

\$340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,500

Property type

House

Suburb

Eastwood

Period-from

01 Feb 2019

to

31 Jan 2020

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

90 Flinns Road Eastwood VIC 3875	\$360,000	22-Nov-18
14 Schrader Court Eastwood VIC 3875	\$355,000	17-Oct-18
8 Lowe Court Eastwood VIC 3875	\$350,000	08-Feb-19

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.~~

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**90 Flinns Road Eastwood VIC 3875** Sold Price **\$360,000** Sold Date **22-Nov-18**

3 2 2

Distance **0.09km**



**14 Schrader Court Eastwood VIC 3875** Sold Price **\$355,000** Sold Date **17-Oct-18**

4 2 2

Distance **0.19km**



**8 Lowe Court Eastwood VIC 3875** Sold Price **\$350,000** Sold Date **08-Feb-19**

4 2 2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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