

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

9 EAGLEHAWK BOULEVARD EYNESBURY VIC 3338

Indicative selling price

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

Single Price

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Eynesbury

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

9 EAGLEHAWK BOULEVARD EYNESBURY VIC 3338	-	07-Apr-23
13 BRIDGEWATER AVENUE EYNESBURY VIC 3338	\$725,000	10-Mar-24
16 MARONG AVENUE EYNESBURY VIC 3338	\$720,000	12-Jul-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: 14 August 2024

Jade Carberry

P 03 9746 6222

M 0424 929 727

E jadecarberry@fnnmelton.com.au



**9 EAGLEHAWK BOULEVARD
EYNESBURY VIC 3338**

 4  2  2

Sold Price

- Sold Date **07-Apr-23**

Distance **0km**



**13 BRIDGEWATER AVENUE
EYNESBURY VIC 3338**

 3  2  2

Sold Price

\$725,000

Sold Date **10-Mar-24**

Distance **0.22km**



**16 MARONG AVENUE EYNESBURY
VIC 3338**

 4  2  1

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date **12-Jul-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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