

## 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

633 EYNESBURY ROAD EYNESBURY VIC 3338

### 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

or range  
between

\$719,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Eynesbury

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 CLUNES WAY EYNESBURY VIC 3338	\$795,000	18-Aug-24
595 EYNESBURY ROAD EYNESBURY VIC 3338	\$715,000	22-Oct-24
8 RAVENSWOOD AVENUE EYNESBURY VIC 3338	\$720,000	27-Sep-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: 11 February 2025



**7 CLUNES WAY EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$795,000** Sold Date **18-Aug-24**

Distance **0.13km**



**595 EYNESBURY ROAD EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$715,000** <sup>UN</sup> Sold Date **22-Oct-24**

Distance **0.34km**



**8 RAVENSWOOD AVENUE EYNESBURY VIC 3338**

 4  2  2

Sold Price **\$720,000** Sold Date **27-Sep-24**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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