



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**126 Flinns Road,  
EASTWOOD 3875**

### Indicative selling price

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

**Single price \$125,000**

### Median sale price

Median **Vacant Land** for **EASTWOOD** for period **May 2018 - Apr 2019**

Sourced from **RP Data**.

**\$136,000**

### 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 the most comparable to the property for sale.

**54 Timbarra Drive,**  
Eastwood 3875

**Price \$120,000** Sold 20 April  
2018

**27 Deakin Avenue,**  
Eastwood 3875

**Price \$125,000** Sold 28  
February 2019

**53 Morton Drive,**  
Eastwood 3875

**Price \$142,500** Sold 29  
March 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

Vacant Land

### Elders Real Estate Bairnsdale

180 Main Street,  
Bairnsdale VIC 3875

### Contact agents

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