

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

10 INGLEWOOD AVENUE 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

or range
between

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,999

Property type

House

Suburb

Eynesbury

Period-from

01 Jun 2022

to

31 May 2023

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

35 BENDIGO DRIVE EYNESBURY VIC 3338	645000	05-Jun-23
15 MONBULK WAY EYNESBURY VIC 3338	619000	13-Feb-23
738 EYNESBURY ROAD EYNESBURY VIC 3338	600000	21-Feb-23

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: 29 June 2023

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**35 BENDIGO DRIVE EYNESBURY
VIC 3338**

 3  2  2

Sold Price

^{RS} **645000** Sold Date **05-Jun-23**

Distance **0.79km**



**15 MONBULK WAY EYNESBURY
VIC 3338**

 4  2  2

Sold Price

619000 Sold Date **13-Feb-23**

Distance **1.42km**



**738 EYNESBURY ROAD
EYNESBURY VIC 3338**

 4  2  2

Sold Price

600000 Sold Date **21-Feb-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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