



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

11 Birch Court Eastwood VIC 3875

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$444,000

Median Sale Price

\$385,000 Houses in Eastwood between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



101A Flinns Road Eastwood VIC 3875

4 2 2

Sold Price

\$448,000

Sold Date

25-Mar-19

Distance

0.19km



41 Gatehouse Drive Eastwood VIC 3875

4 2 2

Sold Price

\$492,000^{UN}

Sold Date

16-Apr-19

Distance

0.42km



15 Phoebe's Way Eastwood VIC 3875

4 2 2

Sold Price

\$499,000

Sold Date

11-Feb-19

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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