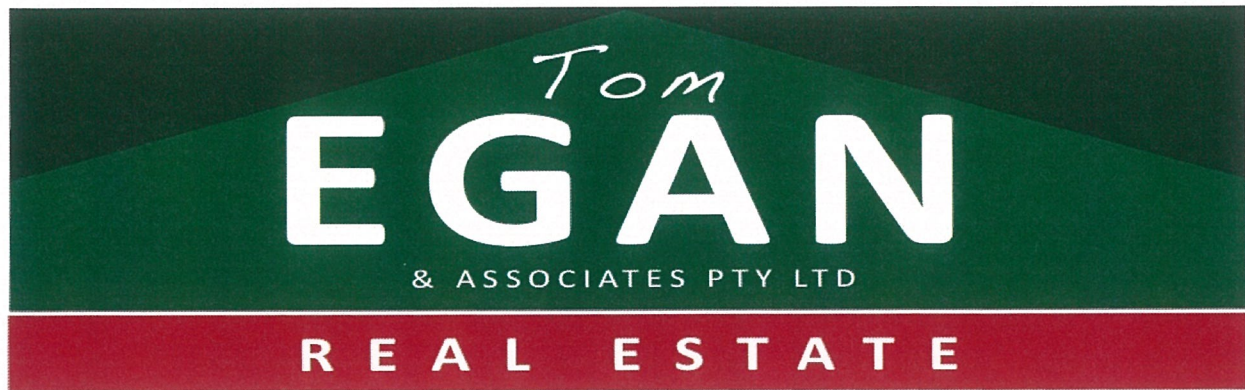




## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 215 Twelfth Avenue Eden Park 3757

### 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 \$180,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$n/a

\*House

\*Unit

Suburb Land Eden Park

Period - From n/a

to

Source RP Data

### 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 six 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 |
|----------------------------------|-----------|--------------|
| 285 Fifth Avenue Eden Park 3757  | \$127,500 | 19/10/17     |
| 404 Fourth Avenue Eden Park 3757 | \$240,000 | 25/10/17     |
| 54 Ninth Avenue Eden Park 3757   | \$200,000 | 28/6/17      |

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 six months.

## ► SOLD PROPERTIES



### 285 Fifth Avenue Eden Park VIC 3757

Sold Price: **\$127,500**  
 Sold Date: **19 Oct 2017**  
 Category: Land  
 Lot Plan: 537/LP2644 EDEN PARK VIC

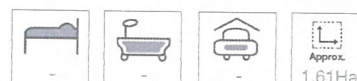


Distance: 1.54km



### 404 Fifth Avenue Eden Park VIC 3757

Sold Price: **\$240,000**  
 Sold Date: **25 Oct 2017**  
 Category: Land: Rural Acreage  
 Lot Plan: 1/TP89380 EDEN PARK VIC



Distance: 1.41km



### 54 Ninth Avenue Eden Park VIC 3757

Sold Price: **\$200,000**  
 Sold Date: **28 Jun 2017**  
 Category: Land: General  
 Lot Plan: 1/TP143351 EDEN PARK VIC



Distance: 3.26km