



STATEMENT OF INFORMATION

29 EASTERN VIEW DRIVE, EASTWOOD, VIC 3875

PREPARED BY ASHWOOD VAN REYK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 EASTERN VIEW DRIVE, EASTWOOD,

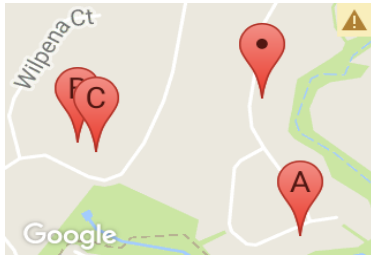


Indicative Selling Price

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

Price Range: \$95,000 to \$135,000

MEDIAN SALE PRICE



EASTWOOD, VIC, 3875

Suburb Median Sale Price (Vacant Land)

\$116,750

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



34 PHOEBES WAY, EASTWOOD, VIC 3875



Sale Price

\$95,000

Sale Date: 20/04/2017

Distance from Property: 253m



52 TIMBARRA DR, EASTWOOD, VIC 3875



Sale Price

\$120,000

Sale Date: 01/05/2017

Distance from Property: 313m



48 TIMBARRA DR, EASTWOOD, VIC 3875



Sale Price

\$133,500

Sale Date: 31/08/2017

Distance from Property: 288m



This report has been compiled on 10/03/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 EASTERN VIEW DRIVE, EASTWOOD, VIC 3875

Indicative selling price

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

Price Range: \$95,000 to \$135,000

Median sale price

Median price

\$116,750

House

Unit

Suburb

EASTWOOD

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 PHOEBES WAY, EASTWOOD, VIC 3875	\$95,000	20/04/2017
52 TIMBARRA DR, EASTWOOD, VIC 3875	\$120,000	01/05/2017
48 TIMBARRA DR, EASTWOOD, VIC 3875	\$133,500	31/08/2017