

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

4-6 WANGARATTA STREET 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

\$939,000

&

\$969,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Eynesbury

Period-from

01 Apr 2022

to

31 Mar 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

26 BENALLA AVENUE EYNESBURY VIC 3338	\$979,000	23-Dec-22
4 LILYDALE AVENUE EYNESBURY VIC 3338	\$915,000	11-Oct-22

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.

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26 BENALLA AVENUE EYNESBURY VIC 3338 Sold Price **\$979,000** Sold Date **23-Dec-22**

 5  2  2

Distance **0.35km**



4 LILYDALE AVENUE EYNESBURY VIC 3338 Sold Price **\$915,000** Sold Date **11-Oct-22**

 5  2  2

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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