

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 PARK AVENUE EILDON VIC 3713

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

House

Suburb

Eildon

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

17 SHAW AVENUE EILDON VIC 3713	\$500,000	21-Oct-22
36 HILLSIDE AVENUE EILDON VIC 3713	\$520,000	17-Aug-22
31 TWENTY FIRST STREET EILDON VIC 3713	\$450,000	04-Jan-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 November 2023



17 SHAW AVENUE EILDON VIC 3713

Sold Price

\$500,000

Sold Date

21-Oct-22

3

1

2

Distance

0.35km



36 HILLSIDE AVENUE EILDON VIC 3713

Sold Price

\$520,000

Sold Date

17-Aug-22

4

1

3

Distance

1.09km



31 TWENTY FIRST STREET EILDON VIC 3713

Sold Price

\$450,000

Sold Date

04-Jan-23

4

3

3

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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