

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

25 TEMPLETON STREET EUROA VIC 3666

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Euroa

Period-from

01 Mar 2024

to

28 Feb 2025

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

103 BINNEY STREET EUROA VIC 3666	\$530,000	19-Jan-24
15 BEATON STREET EUROA VIC 3666	\$580,000	12-Oct-23
114-116 BOUNDARY ROAD NORTH EUROA VIC 3666	\$550,000	03-Jun-24

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.~~

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Christine Ford
P 03 5736 4300
M 0419 561 386
E christine.ford@elders.com.au



**103 BINNEY STREET EUROA VIC
3666**

3 1 2

Sold Price **\$530,000** Sold Date **19-Jan-24**

Distance **0.37km**



**15 BEATON STREET EUROA VIC
3666**

3 1 2

Sold Price **\$580,000** Sold Date **12-Oct-23**

Distance **0.85km**



**114-116 BOUNDARY ROAD NORTH
EUROA VIC 3666**

3 1 2

Sold Price **\$550,000** Sold Date **03-Jun-24**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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