

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

44 Len Cook Drive Eastwood VIC 3875

Indicative selling price

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

Single Price

\$155,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$162,000

Property type

Land

Suburb

Eastwood

Period-from

01 Aug 2019

to

31 Jul 2020

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

9 The Boulevard Wy Yung VIC 3875	\$147,000	12-Aug-19
3 Robert Court Eastwood VIC 3875	\$139,500	07-May-20
13 The Grange Lucknow VIC 3875	\$139,000	04-Aug-20

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: 28 August 2020



9 The Boulevard Wy Yung VIC 3875

Sold Price

\$147,000

Sold Date

12-Aug-19

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Distance

2.24km



3 Robert Court Eastwood VIC 3875

Sold Price

\$139,500

Sold Date

07-May-20

 -  -  -

Distance

0.27km



13 The Grange Lucknow VIC 3875

Sold Price

^{RS} **\$139,000** ^{UN}

Sold Date

04-Aug-20

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Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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