

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



67 GATEHOUSE DRIVE, EASTWOOD, VIC

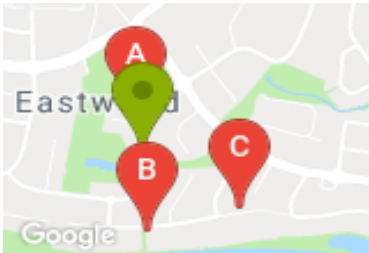


Indicative Selling Price

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

Single Price: \$530,000

MEDIAN SALE PRICE



EASTWOOD, VIC, 3875

Suburb Median Sale Price (House)

\$390,000

01 July 2017 to 30 June 2018

Provided by:  pricefinder

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.



81 GATEHOUSE DR, EASTWOOD, VIC 3875



Sale Price

\$490,000

Sale Date: 22/12/2017

Distance from Property: 130m



26 THE BACKWATER, EASTWOOD, VIC 3875



Sale Price

\$530,000

Sale Date: 21/12/2017

Distance from Property: 285m



57 THE BACKWATER, EASTWOOD, VIC 3875



Sale Price

\$475,000

Sale Date: 28/06/2017

Distance from Property: 378m



This report has been compiled on 05/07/2018 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

67 GATEHOUSE DRIVE, EASTWOOD, VIC

Indicative selling price

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

Single Price:

\$530,000

Median sale price

Median price

\$390,000

House

X

Unit

Suburb

EASTWOOD

Period

01 July 2017 to 30 June 2018

Source



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
81 GATEHOUSE DR, EASTWOOD, VIC 3875	\$490,000	22/12/2017
26 THE BACKWATER, EASTWOOD, VIC 3875	\$530,000	21/12/2017
57 THE BACKWATER, EASTWOOD, VIC 3875	\$475,000	28/06/2017