

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

5 TRAWOOL LANE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jan 2024

to

31 Dec 2024

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

6 RHEOLA STREET EYNESBURY VIC 3338	\$575,000	31-Jul-24
112 ST ARNAUD ROAD EYNESBURY VIC 3338	\$600,000	20-Sep-24
4 CORAK STREET EYNESBURY VIC 3338	\$560,000	05-Dec-24

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.~~

This Statement of Information was prepared on: 24 January 2025



6 RHEOLA STREET EYNESBURY VIC 3338

Sold Price **\$575,000** Sold Date **31-Jul-24**

 4  2  2

Distance **0.43km**



112 ST ARNAUD ROAD EYNESBURY VIC 3338

Sold Price **\$600,000** Sold Date **20-Sep-24**

 4  2  2

Distance **0.53km**



4 CORAK STREET EYNESBURY VIC 3338

Sold Price ^{RS} **\$560,000** Sold Date **05-Dec-24**

 4  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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