

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

27 Balmoral Crescent 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Eastwood

Period-from

01 Sep 2020

to

31 Aug 2021

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

31 The Backwater Eastwood VIC 3875	\$490,000	29-Jul-21
8 Barton Place Eastwood VIC 3875	\$507,500	23-Sep-21
68 Balmoral Crescent Eastwood VIC 3875	\$562,000	08-May-21

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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31 The Backwater Eastwood VIC 3875

3 2 2

Sold Price

^{RS} **\$490,000**

Sold Date

29-Jul-21

Distance

0.7km



8 Barton Place Eastwood VIC 3875

3 2 3

Sold Price

^{RS} **\$507,500**

Sold Date

23-Sep-21

Distance

0.18km



68 Balmoral Crescent Eastwood VIC 3875

4 2 2

Sold Price

\$562,000

Sold Date

08-May-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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