

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

112 ST ARNAUD ROAD 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

\$589,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Eynesbury

Period-from

01 Sep 2023

to

31 Aug 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 TIMOR WALK EYNESBURY VIC 3338	\$616,000	23-Aug-24
9 ROMSEY TERRACE EYNESBURY VIC 3338	\$605,000	01-Aug-24
5 CORAK STREET EYNESBURY VIC 3338	\$605,000	22-Jul-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: 06 September 2024

Jade Carberry
P 03 9746 6222
M 0424 929 727
E jadecarberry@fnnmelton.com.au



6 TIMOR WALK EYNESBURY VIC 3338

 4  2  2

Sold Price

^{RS} **\$616,000** ^{UN}

Sold Date **23-Aug-24**

Distance **0.12km**



9 ROMSEY TERRACE EYNESBURY VIC 3338

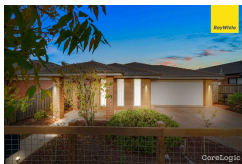
 3  2  1

Sold Price

^{RS} **\$605,000**

Sold Date **01-Aug-24**

Distance **1.52km**



5 CORAK STREET EYNESBURY VIC 3338

 4  2  2

Sold Price

Sold Date **22-Jul-24**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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