

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 or locality and postcode

28 Phoebes Way 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

\$229,000

Median sale price

Median price

\$214,500

Property type

Vacant Land

Suburb

Eastwood

Period - From

1/10/2021

to

30/09/2022

Source

Pricefinder

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

Address of comparable property	Price	Date of sale
15 Glendon Drive EASTWOOD VIC 3875	\$249,000	06/06/2022
6 Glendon Drive EASTWOOD VIC 3875	\$250,000	12/04/2022
43 Eastern View Drive EASTWOOD VIC 3875	\$159,500	12/08/2021

This Statement of Information was prepared on: 18/12/2022