

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

1 Eureka Gardens, Eureka Vic 3350

Indicative selling price

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

Range between

\$335,000

&

\$355,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Eureka

Period - From

22/10/2018

to

21/10/2019

Source

REIV

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
1	2 Eureka Gdns EUREKA 3350	\$325,000	06/02/2019
2	24 Eureka Gdns EUREKA 3350	\$310,500	12/06/2018
3	12 Eureka Gdns EUREKA 3350	\$295,000	14/09/2018

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.~~

This Statement of Information was prepared on:

22/10/2019 13:55



3 1 1

Rooms: 5

Property Type: Hosue

Land Size: 363 sqm approx

Agent Comments

Neat as a pin and solid as a rock this three-bedroom home is perfect for anyone looking to live or to invest. This classic red brick property has everything you need, heating and cooling, spacious rooms, large open plan kitchen meals area, fantastic undercover outdoor area and a perfect size yard equipped with landscaped gardens and a garden.

Comparable Properties



2 Eureka Gdns EUREKA 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$325,000

Method: Private Sale

Date: 06/02/2019

Property Type: House

Land Size: 306 sqm approx



24 Eureka Gdns EUREKA 3350 (VG)

Agent Comments

3 - -

Price: \$310,500

Method: Sale

Date: 12/06/2018

Property Type: House (Res)

Land Size: 237 sqm approx



12 Eureka Gdns EUREKA 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$295,000

Method: Private Sale

Date: 14/09/2018

Property Type: House

Land Size: 225 sqm approx