

## 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

3 TRAWOOL LANE EYNESBURY VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Eynesbury

Period-from

01 Aug 2023

to

31 Jul 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
6 RHEOLA STREET EYNESBURY VIC 3338	\$575,000	19-Aug-24
8 LAWLER ROAD EYNESBURY VIC 3338	\$585,000	02-Aug-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: 29 August 2024



**6 TIMOR WALK EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$616,000** <sup>UN</sup> Sold Date **23-Aug-24**

Distance **0.4km**



**6 RHEOLA STREET EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$575,000** Sold Date **19-Aug-24**

Distance **0.42km**



**8 LAWLER ROAD EYNESBURY VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **02-Aug-24**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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