

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

5 CORAK STREET 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

\$649,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

House

Suburb

Eynesbury

Period-from

01 Mar 2022

to

28 Feb 2023

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

3 BELGRAVE AVENUE EYNESBURY VIC 3338	\$650,000	19-Oct-22
21 ECHUCA AVENUE EYNESBURY VIC 3338	\$690,000	19-Jan-23
139 ST ARNAUD ROAD EYNESBURY VIC 3338	\$695,000	26-Sep-22

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: 14 March 2023



3 BELGRAVE AVENUE EYNESBURY VIC 3338 Sold Price **\$650,000** Sold Date **19-Oct-22**

4 2 2

Distance **0.96km**



21 ECHUCA AVENUE EYNESBURY VIC 3338 Sold Price ^{RS} **\$690,000** Sold Date **19-Jan-23**

4 2 2

Distance **1.01km**



139 ST ARNAUD ROAD EYNESBURY VIC 3338 Sold Price **\$695,000** Sold Date **26-Sep-22**

5 2 2

Distance **0.89km**

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

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