

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

126 Eagle Court, Teesdale Vic 3328

Indicative selling price

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

Single price

\$269,000

Median sale price*

Median price

\$635,000

House

X

Unit

Suburb or locality

Teesdale

Period - From

01/07/2018

to

31/10/2018

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

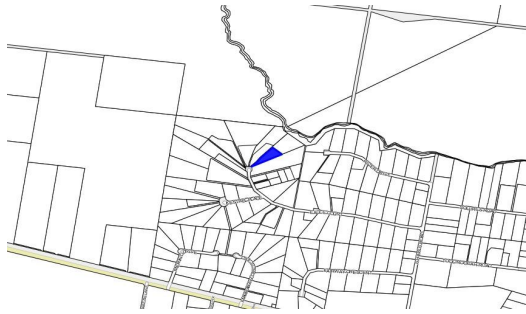
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	96 Squires Rd TEESDALE 3328	\$270,000	03/07/2018
2	47 River Dr TEESDALE 3328	\$270,000	05/05/2018
3	56 Eagle Ct TEESDALE 3328	\$225,000	09/08/2017

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 eighteen months.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 17 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7901 sqm approx

Agent Comments

Indicative Selling Price

\$269,000

Median House Price *

01/07/2018 - 31/10/2018: \$635,000

* Agent calculated median based on 17 sales

Comparable Properties

96 Squires Rd TEESDALE 3328 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 03/07/2018

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 4081 sqm approx

47 River Dr TEESDALE 3328 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 05/05/2018

Rooms: -

Property Type: Land



56 Eagle Ct TEESDALE 3328 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 09/08/2017

Rooms: -

Property Type: Land

Land Size: 9941 sqm approx