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

33 Bendigo Drive 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	\$580,000	&	\$620,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$570,000	Property type		House		Suburb	Eynesbury
Period-from	01 Jun 2019	to	31 May 2	2020	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
7 Rushworth Avenue Eynesbury VIC 3338	\$655,000	18-Feb-20
5 Charlton Avenue Eynesbury VIC 3338	\$597,500	28-Apr-20
12 Gruyere Street Eynesbury VIC 3338	\$530,000	25-Apr-20

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: 02 June 2020



consumer.vic.gov.au



Mark Mordaunt P 97436400

- M 0407671997
- E mark@ryderrealestate.com.au



7 Rush 3338	worth A	venue Eynesbury	\$655,000	Sold Date	18-Feb-20	
昌 4	2	⇔ 2			Distance	0.06km



1	5 Charlton Avenue Eynesbury VIC 3338			Sold Price	^{RS} \$597,500 S	Sold Date	28-Apr-20
	酉 4	2	ç _⇒ 2		Ε	Distance	0.76km

Viewing by Private Inspection Only	12 Gruy 3338	√ere Stre	et Eynesbury VIC	Sold Price	^{RS} \$530,000	Sold Date	25-Apr-20
A Procing strage the safety of our clement and toort 6 specific the safety of clement (CMD-1) events recommendations we will make the constraints provide respectively contact in a constraint of provide respectively contact in a constraint of comparation and the safety of the same terms comparation and the safety of the same terms comparation and the safety of the same terms the same terms of the same terms of the same terms to the same terms of the same terms of the same terms terms of the same terms of the same terms of the same terms terms of the same terms of the same terms of the same terms of the same terms terms of the same terms of t	圔 4	2	<u>⇔</u> 2			Distance	1.16km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2020 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.