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.

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| 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

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