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 and postcode	LOT 2/54 BIRKETT STREET EUROA VIC 3666 1350SQM - RESIDENTIAL LAND

Indicative selling price

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

Single Price	$240,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$574,000	Property type	House	Suburb	Euroa
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 18 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
10 SUTHERLAND STREET EUROA VIC 3666	$180,000	14-Jan-25
TARCOMBE STREET EUROA VIC 3666	$297,000	15-Dec-23
19A HUNTER STREET EUROA VIC 3666	$300,000	~~6~~-Jul-22

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 18 months.~~

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Christine Ford
P 03 5736 4300
M 0419 561 386
E christine.ford@elders.com.au

10 SUTHERLAND STREET EUROA VIC 3666

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Sold Price RS $180,000 Sold Date 14-Jan-25

Distance 0.72km

TARCOMBE STREET EUROA VIC 3666

3 1 -

Sold Price $297,000 Sold Date 15-Dec-23

Distance 1.44km

19A HUNTER STREET EUROA VIC 3666

- - -

Sold Price - Sold Date -

Distance 1.38km

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

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