

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

6 CHARLTON AVENUE 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

\$569,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Eynesbury

Period-from

01 Sep 2023

to

31 Aug 2024

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

4 CHARLTON AVENUE EYNESBURY VIC 3338	\$560,000	15-Oct-23
699 EYNESBURY ROAD EYNESBURY VIC 3338	\$560,000	20-Feb-24
9 ROMSEY TERRACE EYNESBURY VIC 3338	\$605,000	01-Aug-24

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: 11 September 2024

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**4 CHARLTON AVENUE
EYNESBURY VIC 3338**

 3  2  2

Sold Price **\$560,000** Sold Date **15-Oct-23**

Distance **0.02km**



**699 EYNESBURY ROAD
EYNESBURY VIC 3338**

 3  2  2

Sold Price Sold Date **20-Feb-24**

Distance **0.09km**



**9 ROMSEY TERRACE EYNESBURY
VIC 3338**

 3  2  1

Sold Price ^{RS} **\$605,000** Sold Date **01-Aug-24**

Distance **1.08km**



**8 CASTLEMAINE WALK
EYNESBURY VIC 3338**

 3  1  1

Sold Price **\$635,000** Sold Date **17-Nov-23**

Distance **0.82km**

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

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