

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 TIMBARRA DRIVE, EASTWOOD, VIC

 3  2  2

Indicative Selling Price

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

Price Range: **\$475,000.00 to \$505,000.00**

Provided by: Ross Tucker, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



EASTWOOD, VIC, 3875

Suburb Median Sale Price (House)

\$475,000

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 HOWITT AVE, EASTWOOD, VIC 3875

 4  2  2

Sale Price

\$540,000

Sale Date: 09/02/2017

Distance from Property: 340m



9 HOWITT AVE, EASTWOOD, VIC 3875

 4  2  2

Sale Price

\$475,000

Sale Date: 18/11/2016

Distance from Property: 325m



81 TIERNEY ST, WY YUNG, VIC 3875

 4  2  2

Sale Price

\$430,000

Sale Date: 03/02/2016

Distance from Property: 2.9km



This report has been compiled on 23/08/2017 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 TIMBARRA DRIVE, EASTWOOD, VIC 3875

Indicative selling price

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

Price Range: \$475,000.00 to \$505,000.00

Median sale price

Median price

\$475,000

House

Unit

Suburb

EASTWOOD

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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
5 HOWITT AVE, EASTWOOD, VIC 3875	\$540,000	09/02/2017
9 HOWITT AVE, EASTWOOD, VIC 3875	\$475,000	18/11/2016
81 TIERNEY ST, WY YUNG, VIC 3875	\$430,000	03/02/2016