

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

39 Eastwood Street, Bakery Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$615,000 - \$645,000

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

Median sale price

Median Price \$221,000	Property Type House	Suburb BAKERY HILL
Period From 01/04/2018	Period To 01/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**519 LYDIARD STREET NORTH
SOLDIERS HILL**

3  1  4 

Price \$585,000
Date of Sale 21/08/2019
Land 511 sqm



**126 WINDERMERE STREET
BALLARAT CENTRAL**

3  2  1 

Price \$675,000
Date of Sale 23/12/2018
Land 507 sqm



**219 DRUMMOND STREET SOUTH
BALLARAT CENTRAL**

4  1  2 

Price \$610,000
Date of Sale 12/11/2018
Land 676 sqm