

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 THE BOULEVARD, EILDON, VIC 3713

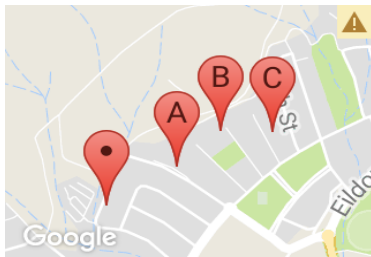
 3  1  2

Indicative Selling Price

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

Price Range: **\$310,000 to \$315,000**

MEDIAN SALE PRICE



EILDON, VIC, 3713

Suburb Median Sale Price (House)

\$225,000

01 January 2017 to 31 December 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.



24 CENTRE AVE, EILDON, VIC 3713

 3  1  1

Sale Price

***\$315,000**

Sale Date: 12/12/2017

Distance from Property: 271m



19 SEVENTH ST, EILDON, VIC 3713

 3  1  1

Sale Price

\$260,000

Sale Date: 01/11/2017

Distance from Property: 461m



10 SIXTH ST, EILDON, VIC 3713

 3  1  -

Sale Price

\$270,000

Sale Date: 16/10/2017

Distance from Property: 606m



This report has been compiled on 16/03/2018 by LJ Hooker Alexandra. Property Data Solutions Pty Ltd 2018 - 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

21 THE BOULEVARD, EILDON, VIC 3713

Indicative selling price

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

Price Range: \$310,000 to \$315,000

Median sale price

Median price \$225,000

House

Unit

Suburb EILDON

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

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 |
|---------------------------------|------------|--------------|
| 24 CENTRE AVE, EILDON, VIC 3713 | *\$315,000 | 12/12/2017 |
| 19 SEVENTH ST, EILDON, VIC 3713 | \$260,000 | 01/11/2017 |
| 10 SIXTH ST, EILDON, VIC 3713 | \$270,000 | 16/10/2017 |