

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CENTRE AVENUE, EILDON, VIC 3713

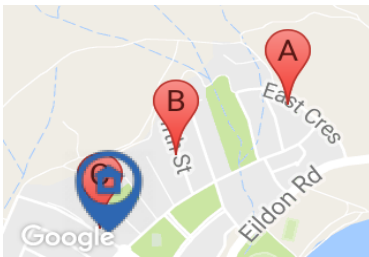
 2  1  1

Indicative Selling Price

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

\$140,000 to \$150,000

SUBURB MEDIAN



EILDON, VIC, 3713

Suburb Median Sale Price (House)

\$252,000

01 April 2016 to 31 March 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.



9 EAST CRES, EILDON, VIC 3713

 2  1  1

Sale Price

\$140,000

Sale Date: 10/03/2016

Distance from Property: 754m



15 FIFTH ST, EILDON, VIC 3713

 4  1  2

Sale Price

\$150,000

Sale Date: 29/07/2016

Distance from Property: 362m



10 CENTRE AVE, EILDON, VIC 3713

 2  1  3

Sale Price

\$160,000

Sale Date: 13/08/2016

Distance from Property: 34m



This report has been compiled on 22/05/2017 by LJ Hooker Alexandra. 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

6 CENTRE AVENUE, EILDON, VIC 3713

Indicative selling price

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

Single Price / Range

\$140,000 to \$150,000

Median sale price

Median price

\$252,000

House

Unit

Suburb

EILDON

Period

01 April 2016 to 31 March 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
9 EAST CRES, EILDON, VIC 3713	\$140,000	10/03/2016
15 FIFTH ST, EILDON, VIC 3713	\$150,000	29/07/2016
10 CENTRE AVE, EILDON, VIC 3713	\$160,000	13/08/2016