

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 Shepparton Street 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Eynesbury

Period-from

01 Feb 2020

to

31 Jan 2021

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

9 Wangaratta Street Eynesbury VIC 3338	\$935,000	16-Mar-20
1 Daylesford Court Eynesbury VIC 3338	\$920,000	26-Aug-19
26 Lauriston Drive Eynesbury VIC 3338	\$1,000,001	01-Jul-20

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: 23 February 2021



9 Wangaratta Street Eynesbury VIC 3338

Sold Price

\$935,000

Sold Date **16-Mar-20**

4 2 2

Distance **0.13km**



1 Daylesford Court Eynesbury VIC 3338

Sold Price

\$920,000

Sold Date **26-Aug-19**

4 2 2

Distance **0.65km**



26 Lauriston Drive Eynesbury VIC 3338

Sold Price

\$1,000,001

Sold Date **01-Jul-20**

4 2 2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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