



## STATEMENT OF INFORMATION

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Adam Bloem

P 03 5153 2929

M 0400 803 653

E adam.bloem@eldersrealestate.com.au

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

3 Rubys Way Eastwood VIC 3875

3 2 3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$399,000

### Median Sale Price

\$390,000 Houses in Eastwood between 01 Apr 2018 - 31 Mar 2019

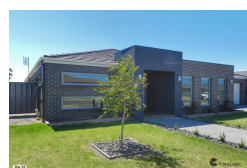
Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



|                                      |            |                  |           |                  |
|--------------------------------------|------------|------------------|-----------|------------------|
| <b>5 Rubys Way Eastwood VIC 3875</b> | Sold Price | <b>\$420,000</b> | Sold Date | <b>30-Jan-18</b> |
| 4  2  2                              |            |                  | Distance  | <b>0.02km</b>    |



|                                      |            |                  |           |                  |
|--------------------------------------|------------|------------------|-----------|------------------|
| <b>7 Rubys Way Eastwood VIC 3875</b> | Sold Price | <b>\$425,000</b> | Sold Date | <b>26-Apr-18</b> |
| 3  2  2                              |            |                  | Distance  | <b>0.04km</b>    |



|                                        |            |                  |           |                  |
|----------------------------------------|------------|------------------|-----------|------------------|
| <b>10 Phoebe Way Eastwood VIC 3875</b> | Sold Price | <b>\$375,000</b> | Sold Date | <b>04-Dec-18</b> |
| 3  2  2                                |            |                  | Distance  | <b>0.29km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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