



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

60 Timbarra Drive Eastwood VIC 3875

3 2 2

Indicative Selling Price

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

Single Price \$339,000

Median Sale Price

\$385,000 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.

	1 Schrader Court Eastwood VIC 3875 3 2 2	Sold Price	^{RS} \$357,000 ^{UN}	Sold Date	19-Feb-19
				Distance	0.13km
	77 Timbarra Drive Eastwood VIC 3875 3 2 2	Sold Price	\$335,000	Sold Date	28-Feb-18
				Distance	0.17km
	81 Timbarra Drive Eastwood VIC 3875 3 2 2	Sold Price	\$340,000	Sold Date	24-Aug-18
				Distance	0.21km

RS = Recent sale

UN = Undisclosed Sale

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