



STATEMENT OF INFORMATION

Prepared on 13 May 2019

Mark Ashley

P 03 5153 2929

M 0409 001 987

E mark.ashley@eldersrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16A Balmoral Crescent Eastwood VIC 3875

3 1 4

Indicative Selling Price

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

Single Price \$3,890,000

Median Sale Price

\$385,000 Houses in Eastwood between 01 May 2018 - 30 Apr 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.



13 Fison Avenue Eastwood VIC 3875

3 2 2

Sold Price

\$385,000

Sold Date

24-Jan-19

Distance

0.53km



29 The Backwater Eastwood VIC 3875

3 2 2

Sold Price

\$379,000

Sold Date

31-Oct-18

Distance

0.5km



10 Phoebe's Way Eastwood VIC 3875

3 2 2

Sold Price

\$375,000

Sold Date

04-Dec-18

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.