

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 WOODSTOCK DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Eynesbury

Period-from

01 Aug 2023

to

31 Jul 2024

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

| | | |
|------------------------------------|-----------|-----------|
| 5 CORAK STREET EYNESBURY VIC 3338 | \$605,000 | 22-Jul-24 |
| 12 LAWLER ROAD EYNESBURY VIC 3338 | \$633,000 | 08-Apr-24 |
| 46 LOGAN STREET EYNESBURY VIC 3338 | \$645,000 | 22-May-24 |

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: 29 August 2024



5 CORAK STREET EYNESBURY VIC 3338

Sold Price

^{RS}

\$605,000

Sold Date

22-Jul-24

 4  2  2

Distance

0.54km



12 LAWLER ROAD EYNESBURY VIC 3338

Sold Price

\$633,000

Sold Date

08-Apr-24

 4  2  2

Distance

0.6km



46 LOGAN STREET EYNESBURY VIC 3338

Sold Price

\$645,000

Sold Date

22-May-24

 4  2  2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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