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 Maldon 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	$599,000	&	$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$579,000	Property type	House	Suburb	Eynesbury
Period-from	01 Nov 2019	to	31 Oct 2020	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
8 Maldon Drive Eynesbury VIC 3338	$600,000	02-Oct-20
8 Inglewood Avenue Eynesbury VIC 3338	$600,000	23-Jun-20
34 St Arnaud Road Eynesbury VIC 3338	$625,000	09-Nov-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: 19 November 2020

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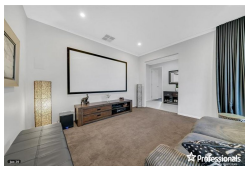
8 Maldon Drive Eynesbury VIC 3338 Sold Price RS **$600,000** UN Sold Date **02-Oct-20**

4 2 2 Distance **0.02km**



8 Inglewood Avenue Eynesbury VIC 3338 Sold Price **$600,000** Sold Date **23-Jun-20**

4 2 2 Distance **0.9km**



34 St Arnaud Road Eynesbury VIC 3338 Sold Price RS **$625,000** Sold Date **09-Nov-20**

4 2 2 Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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