

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

9 Ravenswood Avenue 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

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$266,500

Property type

Land

Suburb

Eynesbury

Period-from

01 Apr 2020

to

31 Mar 2021

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

6 Maldon Drive Eynesbury VIC 3338	\$615,000	12-Mar-21
5 Wedderburn Avenue Eynesbury VIC 3338	\$610,000	03-Mar-21
3 Matlock Court Eynesbury VIC 3338	\$605,000	25-Jan-21

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: 16 April 2021

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6 Maldon Drive Eynesbury VIC 3338 Sold Price

^{RS} **\$615,000** Sold Date **12-Mar-21**

4 2 2

Distance **0.21km**



5 Wedderburn Avenue Eynesbury VIC 3338 Sold Price

^{RS} **\$610,000** Sold Date **03-Mar-21**

4 2 2

Distance **0.8km**



3 Matlock Court Eynesbury VIC 3338 Sold Price

^{RS} **\$605,000** Sold Date **25-Jan-21**

4 2 2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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