

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 LEN COOK DRIVE, EASTWOOD, VIC







Indicative Selling Price

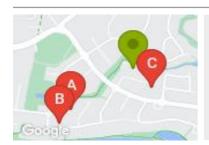
For the meaning of this price see consumer.vic.au/underquoting

\$715.000

Single Price:

Provided by: Carly Hine, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



EASTWOOD, VIC, 3875

Suburb Median Sale Price (House)

\$587,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five 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.



54 GATEHOUSE DR, EASTWOOD, VIC







Sale Price

\$690,000

Sale Date: 08/02/2024

Distance from Property: 499m





23 THE BACKWATER, EASTWOOD, VIC







Sale Price

\$730,000

Sale Date: 29/06/2023

Distance from Property: 621m





26 LEN COOK DR, EASTWOOD, VIC 3875







Sale Price

\$700,000

Sale Date: 10/03/2023

Distance from Property: 185m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property	offere	d foı
----------	--------	-------

	Address		
Including	suburb	and	

41 LEN COOK DRIVE, EASTWOOD, VIC 3875

Indicative selling price

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

Single Price:	\$715,000
---------------	-----------

Median sale price

Median price	\$587,500	Property type	House	Su	Suburb	EASTWOOD
Period	Period 01 April 2023 to 31 March 2024		Source	pricefinder		_ _

Comparable property sales

These are the three properties sold within five 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.

Address of comparable	Price	Date of sale
54 GATEHOUSE DR, EASTWOOD, VIC 3875	\$690,000	08/02/2024
23 THE BACKWATER, EASTWOOD, VIC 3875	\$730,000	29/06/2023
26 LEN COOK DR, EASTWOOD, VIC 3875	\$700,000	10/03/2023

This Statement of Information was prepared

20/05/2024

