

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**80 HOWITT AVENUE, EASTWOOD, VIC**

 3  2  2

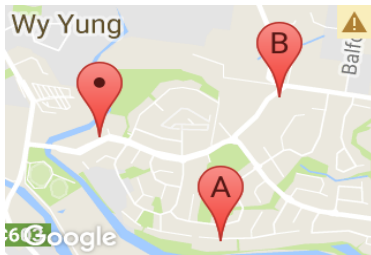
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$575000.00**

Provided by: Ross Tucker, LJ Hooker Bairnsdale

## MEDIAN SALE PRICE



**EASTWOOD, VIC, 3875**

**Suburb Median Sale Price (House)**

**\$392,500**

01 April 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**14 THE BACKWATER, EASTWOOD, VIC 3875**

 4  2  2

**Sale Price**

**\$542,000**

Sale Date: 16/03/2017

Distance from Property: 1.1km



**5 HOWITT AVE, EASTWOOD, VIC 3875**

 4  2  2

**Sale Price**

**\$540,000**

Sale Date: 09/02/2017

Distance from Property: 1.2km



This report has been compiled on 27/09/2017 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

80 HOWITT AVENUE, EASTWOOD, VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$575000.00

### Median sale price

Median price

\$392,500

House

Unit

Suburb

EASTWOOD

Period

01 April 2017 to 30 June 2017

Source

pricfinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
14 THE BACKWATER, EASTWOOD, VIC 3875	\$542,000	16/03/2017
5 HOWITT AVE, EASTWOOD, VIC 3875	\$540,000	09/02/2017