![LJ Hooker logo]

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

## 24 SHAW AVENUE, EILDON, VIC 3713
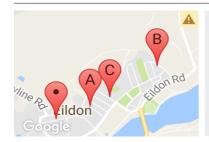
🛏 2    🛁 1    🚗 2

**Indicative Selling Price**

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

**Price Range:**    **$160,000 to $165,000**

## MEDIAN SALE PRICE

### EILDON, VIC, 3713

**Suburb Median Sale Price (House)**

**$252,000**

01 April 2016 to 31 March 2017

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.

### 43 NINTH ST, EILDON, VIC 3713

🛏 2    🛁 1    🚗 1

**Sale Price**

**$172,500**

Sale Date: 13/12/2016

Distance from Property: 487m    **A**

### 9 EAST CRES, EILDON, VIC 3713

🛏 2    🛁 1    🚗 1

**Sale Price**

**$140,000**

Sale Date: 10/03/2016

Distance from Property: 1.5km    **B**

### 10 CENTRE AVE, EILDON, VIC 3713

🛏 2    🛁 1    🚗 3

**Sale Price**

**$160,000**

Sale Date: 13/08/2016

Distance from Property: 780m    **C**

# 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 | 24 SHAW AVENUE, EILDON, VIC 3713 |
|---|---|

### Indicative selling price

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

| Price Range: | $160,000 to $165,000 |
|---|---|

### Median sale price

| Median price | $252,000 | House | X | Unit | | Suburb | EILDON |
|---|---|---|---|---|---|---|---|
| Period | 01 April 2016 to 31 March 2017 | | | 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 property | Price | Date of sale |
|---|---|---|
| 43 NINTH ST, EILDON, VIC 3713 | $172,500 | 13/12/2016 |
| 9 EAST CRES, EILDON, VIC 3713 | $140,000 | 10/03/2016 |
| 10 CENTRE AVE, EILDON, VIC 3713 | $160,000 | 13/08/2016 |

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