

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 TRESIZE STREET, ELDORADO, VIC

 5  3  2

Indicative Selling Price

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

Single Price: \$435,000

MEDIAN SALE PRICE




ELDORADO, VIC, 3746

Suburb Median Sale Price (House)

\$355,000

01 July 2016 to 30 June 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.



39 SLAUGHTERYARD LANE, ELDORADO, VIC

 3  2  2

Sale Price

\$400,000

Sale Date: 06/09/2016

Distance from Property: 478m



12 DOBSON ST, ELDORADO, VIC 3746

 3  2  4

Sale Price

\$465,000

Sale Date: 21/07/2016

Distance from Property: 671m



18 MCEVOY DR, ELDORADO, VIC 3746

 3  2  2

Sale Price

\$350,000

Sale Date: 27/10/2016

Distance from Property: 1.3km



This report has been compiled on 24/07/2017 by Garry Nash & Co.. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

28 TRESIZE STREET, ELDORADO, VIC 3746

Indicative selling price

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

Single Price: \$435,000

Median sale price

Median price \$355,000

House

Unit

Suburb

ELDORADO

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
39 SLAUGHTERYARD LANE, ELDORADO, VIC 3746	\$400,000	06/09/2016
12 DOBSON ST, ELDORADO, VIC 3746	\$465,000	21/07/2016
18 MCEVOY DR, ELDORADO, VIC 3746	\$350,000	27/10/2016