



## STATEMENT OF INFORMATION

12 SCHAECHER COURT, EASTWOOD, VIC 3875

PREPARED BY DENNIS VAN REYK, LJ HOOKER BAIRNSDALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 SCHAECHÉ COURT, EASTWOOD, VIC**



**Indicative Selling Price**

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

**Single Price: \$395,000**

Provided by: Dennis Van Reyk, LJ Hooker Bairnsdale

## MEDIAN SALE PRICE



**EASTWOOD, VIC, 3875**

**Suburb Median Sale Price (House)**

**\$369,500**

01 April 2016 to 31 March 2017

Provided by: 

## 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.



**21 LEN COOK DR, EASTWOOD, VIC 3875**



**Sale Price**

**Price Withheld**

Sale Date: 02/06/2017

Distance from Property: 795m



**46 THE BACKWATER, EASTWOOD, VIC 3875**



**Sale Price**

**Price Withheld**

Sale Date: 20/05/2017

Distance from Property: 897m



**13 FEDERATION CRT, EASTWOOD, VIC 3875**



**Sale Price**

**\$417,500**

Sale Date: 28/03/2017

Distance from Property: 519m



This report has been compiled on 29/06/2017 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

12 SCHAECHER COURT, 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:

\$395,000

### Median sale price

Median price

\$369,500

House

Unit

Suburb

EASTWOOD

Period

01 April 2016 to 31 March 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
21 LEN COOK DR, EASTWOOD, VIC 3875	Price Withheld	02/06/2017
46 THE BACKWATER, EASTWOOD, VIC 3875	Price Withheld	20/05/2017
13 FEDERATION CRT, EASTWOOD, VIC 3875	\$417,500	28/03/2017