



STATEMENT OF INFORMATION

112 PLAYFAIR STREET, EDDINGTON, VIC 3472

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



112 PLAYFAIR STREET, EDDINGTON, VIC  3  2  6

Indicative Selling Price

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

\$335,000. to 350,000

Provided by: Lois De Jong, Bendigo Property Plus

SUBURB MEDIAN



EDDINGTON, VIC, 3472

Suburb Median Sale Price (House)

\$225,000

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.



135 EDDINGTON-LAANECOORIE RD,

 3  1  4

Sale Price

\$252,500

Sale Date: 13/08/2016

Distance from Property: 5.8km



17 VICTORIA ST, TARNAGULLA, VIC 3551

 4  1  2

Sale Price

Price Withheld

Sale Date: 30/03/2017

Distance from Property: 13km



3 CAIRN CURRAN RD, BARINGHUP, VIC 3463

 4  1  3

Sale Price

\$385,000

Sale Date: 06/01/2017

Distance from Property: 15km



This report has been compiled on 08/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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17 CAIRN CURRAN RD, BARINGHUP, VIC 3463  4  2  2

Sale Price
\$436,000

Sale Date: 07/11/2016

Distance from Property: 15km



820 MIDDLE RD, EDDINGTON, VIC 3472  -  -  -

Sale Price
\$49,000

Sale Date: 14/01/2016

Distance from Property: 2.9km



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

112 PLAYFAIR STREET, EDDINGTON, VIC 3472

Indicative selling price

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

Single Price / Range

\$335,000. to 350,000

Median sale price

Median price

\$225,000

House

Unit

Suburb

EDDINGTON

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
135 EDDINGTON-LAANECORIE RD, LAANECORIE, VIC 3463	\$252,500	13/08/2016
17 VICTORIA ST, TARNAGULLA, VIC 3551	Price Withheld	30/03/2017
3 CAIRN CURRAN RD, BARINGHUP, VIC 3463	\$385,000	06/01/2017
17 CAIRN CURRAN RD, BARINGHUP, VIC 3463	\$436,000	07/11/2016

820 MIDDLE RD, EDDINGTON, VIC 3472	\$49,000	14/01/2016
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