

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

1/26 Stawell Street, Eureka Vic 3350

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

Single price \$240,000

**Median sale price\***

Median price

House

Unit

Suburb

Eureka

Period - From

to

Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	6a Gold Ct EUREKA 3350	\$245,000	05/09/2017
2	3a Hafey Ct EUREKA 3350	\$238,000	24/11/2017
3	2/244 York St BALLARAT EAST 3350	\$210,000	27/09/2017

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**

\$240,000

**No median price available**



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**6a Gold Ct EUREKA 3350 (REI/VG)**

**Agent Comments**



**Price:** \$245,000

**Method:** Private Sale

**Date:** 05/09/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)

**Land Size:** 239 sqm approx



**3a Hafey Ct EUREKA 3350 (REI)**

**Agent Comments**



**Price:** \$238,000

**Method:** Private Sale

**Date:** 24/11/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 262 sqm approx



**2/244 York St BALLARAT EAST 3350 (VG)**

**Agent Comments**



**Price:** \$210,000

**Method:** Sale

**Date:** 27/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)