OBrien Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 HILLSIDE AVENUE, EILDON, VIC 3713

4 2 4

Indicative Selling Price

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

Single Price: **$475,000**

MEDIAN SALE PRICE



EILDON, VIC, 3713

Suburb Median Sale Price (House)

$435,000

01 October 2021 to 30 September 2022

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.



9 HILL CRT, EILDON, VIC 3713

3 1 2

Sale Price

$435,000

Sale Date: 21/07/2021

Distance from Property: 143m A



24 CENTRE AVE, EILDON, VIC 3713

5 3 3

Sale Price

$480,000

Sale Date: 20/10/2021

Distance from Property: 587m B



36 HILLSIDE AVE, EILDON, VIC 3713

2 1 3

Sale Price

$520,000

Sale Date: 17/08/2022

Distance from Property: 20m C

This report has been compiled on 24/11/2022 by RealSite. Property Data Solutions Pty Ltd 2022 - 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*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	38 HILLSIDE AVENUE, EILDON, VIC 3713

Indicative selling price

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

Single Price:	$475,000

Median sale price

Median price	$435,000	Property type	House	Suburb	EILDON
Period	01 October 2021 to 30 September 2022	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
9 HILL CRT, EILDON, VIC 3713	$435,000	21/07/2021
24 CENTRE AVE, EILDON, VIC 3713	$480,000	20/10/2021
36 HILLSIDE AVE, EILDON, VIC 3713	$520,000	17/08/2022

This Statement of Information was prepared on: 24/11/2022