Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	52 Flinns Road Eastwood VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$540,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	House	Suburb	Eastwood
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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

A* 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 Len Cook Drive Eastwood VIC 3875	$519,000	27-Jan-21
66 Flinns Road Eastwood VIC 3875	$483,000	25-Feb-21
14 Hudson Crescent Lucknow VIC 3875	$485,000	01-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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39 Len Cook Drive Eastwood VIC 3875

4 2 4

Sold Price **$519,000** Sold Date **27-Jan-21**

Distance **0.31km**



66 Flinns Road Eastwood VIC 3875

4 2 4

Sold Price **$483,000** Sold Date **25-Feb-21**

Distance **0.14km**



14 Hudson Crescent Lucknow VIC 3875

4 2 2

Sold Price RS **$485,000** UN Sold Date **01-Sep-21**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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