

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

285 Fifth Avenue, Eden Park Vic 3757

Indicative selling price

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

Single price

\$139,000

Median sale price

Median price

VACANT LAND

House

Unit

Suburb

Eden Park

Period - From

to

Source

REIV

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	384 Seventh Avenue EDEN PARK 3757	\$110,000	27/06/2017
2			
3			

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.



Indicative Selling Price
\$139,000

Rooms:
Property Type: Misc
Improvements Rural (no dwelling)
Land Size: 8094 sqm approx
Agent Comments

Important advice about the median sale price: 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.

Comparable Properties

384 Seventh Av EDEN PARK 3757 (VG)

Agent Comments



Price: \$110,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 8094 sqm approx

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.

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LAND Offered for Sale

285 Fifth Avenue Eden Park VIC 3757



Indicative Selling Price

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

Single Price \$139,000

Median Sale Price

- Lands in Eden park between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



270 Eighth Avenue Eden Park VIC 3757	Sold Price	\$600,000	Sold Date	20-May-17
-			Distance	0.78km



384 Seventh Avenue Eden Park VIC 3757	Sold Price	\$110,000	Sold Date	27-Jun-17
- 4 - 2			Distance	1.12km

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