

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

120 Eagle Court Teesdale VIC 3328

Indicative selling price

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

Single Price

\$ 279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Teesdale

Period-from

01 Jan 2019

to

31 Dec 2019

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

47 Fairway Crescent Teesdale VIC 3328	\$290,000	07-Sep-19
1/55 Lomandra Drive Teesdale VIC 3328	\$282,000	12-Jun-19
29 Tawarri Drive Teesdale VIC 3328	\$320,000	22-Oct-18

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.~~

This Statement of Information was prepared on: 03 January 2020



47 Fairway Crescent Teesdale VIC 3328

Sold Price

\$290,000

Sold Date

07-Sep-19

 -  - 

Distance

0.9km



1/55 Lomandra Drive Teesdale VIC 3328

Sold Price

\$282,000

Sold Date

12-Jun-19

 -  - 

Distance

1.61km



29 Tawarri Drive Teesdale VIC 3328

Sold Price

\$320,000

Sold Date

22-Oct-18

 -  - 

Distance

3.9km

RS = Recent sale

UN = Undisclosed Sale

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