



Bonnici &
Associates



STATEMENT OF INFORMATION

3746 OMEO HIGHWAY, ESKDALE, VIC 3701

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3746 OMEO HIGHWAY, ESKDALE, VIC

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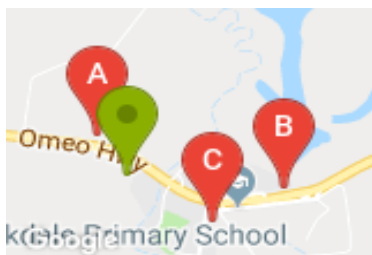
Indicative Selling Price

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

Price Range:

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



ESKDALE, VIC, 3701

Suburb Median Sale Price (House)

\$173,000

01 July 2017 to 30 June 2018

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.



3733 OMEO HWY, ESKDALE, VIC 3701

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Sale Price

\$245,000

Sale Date: 25/01/2017

Distance from Property: 173m



3803 OMEO HWY, ESKDALE, VIC 3701

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Sale Price

\$250,000

Sale Date: 19/08/2016

Distance from Property: 524m



3786 OMEO HWY, ESKDALE, VIC 3701

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Sale Price

\$362,000

Sale Date: 13/02/2018

Distance from Property: 330m



This report has been compiled on 16/07/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

3746 OMEO HIGHWAY, ESKDALE, VIC 3701

Indicative selling price

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

Price Range:

Median sale price

Median price

\$173,000

House

X

Unit


Suburb

ESKDALE

Period

01 July 2017 to 30 June 2018

Source



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
3733 OMEO HWY, ESKDALE, VIC 3701	\$245,000	25/01/2017
3803 OMEO HWY, ESKDALE, VIC 3701	\$250,000	19/08/2016
3786 OMEO HWY, ESKDALE, VIC 3701	\$362,000	13/02/2018