

## 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

130 ANDERSON STREET EUROA VIC 3666

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,500

Property type

House

Suburb

Euroa

Period-from

01 Oct 2023

to

30 Sep 2024

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

28 TARCOMBE STREET EUROA VIC 3666	\$690,000	24-Jul-24
47 WEIR STREET EUROA VIC 3666	\$770,000	05-Aug-24
50 WHITE STREET EUROA VIC 3666	\$635,000	23-Jan-24

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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**28 TARCOMBE STREET EUROA VIC 3666** Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **24-Jul-24**

4 2 2

Distance **0.92km**



**47 WEIR STREET EUROA VIC 3666** Sold Price <sup>RS</sup> **\$770,000** <sup>UN</sup> Sold Date **05-Aug-24**

4 2 2

Distance **0.87km**



**50 WHITE STREET EUROA VIC 3666** Sold Price **\$635,000** Sold Date **23-Jan-24**

4 2 2

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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