

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	28 Mount Eagle Rd EAGLEMONT 3084	\$1,980,000	06/04/2019
2	28 Hawdon St EAGLEMONT 3084	\$1,973,000	22/01/2019
3	23 Locksley Rd IVANHOE 3079	\$1,961,000	02/04/2019

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
Year ending March 2019: \$1,725,750

Comparable Properties



28 Mount Eagle Rd EAGLEMONT 3084
(REI/VG)

Agent Comments

4 3 2

Price: \$1,980,000
Method: Private Sale
Date: 06/04/2019
Rooms: -
Property Type: House
Land Size: 1067 sqm approx



28 Hawdon St EAGLEMONT 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,973,000
Method: Private Sale
Date: 22/01/2019
Rooms: -
Property Type: House
Land Size: 890 sqm approx



23 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$1,961,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House
Land Size: 764 sqm approx