

Brad Pearce 03 9490 0558 0409 679 414 bpearce@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$2,150,000	&	\$2,250,000
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Median sale price

Median price	\$2,012,000	Hou	ise X	Unit		Suburb	Eaglemont
Period - From	01/10/2016	to	30/09/2017		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

1	9 Sherwood Rd IVANHOE 3079	\$2,365,000	22/07/2017
2	10 Silverdale Rd EAGLEMONT 3084	\$2,100,000	12/07/2017
3	51 Wilfred Rd IVANHOE EAST 3079	\$2,070,000	16/09/2017

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.

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Price

Date of sale

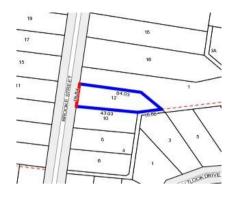
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Indicative Selling Price \$2,150,000 - \$2,250,000 **Median House Price** Year ending September 2017: \$2,012,000

0409 679 414





Comparable Properties



9 Sherwood Rd IVANHOE 3079 (REI)

Price: \$2,365,000 Method: Auction Sale Date: 22/07/2017

Rooms: 9

Property Type: House (Res) Land Size: 910 sqm approx

Agent Comments



10 Silverdale Rd EAGLEMONT 3084 (REI)



Price: \$2,100,000 Method: Private Sale Date: 12/07/2017 Rooms: 3

Property Type: House

Land Size: 1143 sqm approx

Agent Comments



51 Wilfred Rd IVANHOE EAST 3079 (REI)





Price: \$2,070,000 Method: Private Sale Date: 16/09/2017 Rooms: 5

Property Type: House Land Size: 1022 sqm approx **Agent Comments**

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