

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

12 Brooke Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$2,012,000

House

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	Price	Date of sale
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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



9 Sherwood Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,365,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 9

Property Type: House (Res)

Land Size: 910 sqm approx



10 Silverdale Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 12/07/2017

Rooms: 3

Property Type: House

Land Size: 1143 sqm approx



51 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,070,000

Method: Private Sale

Date: 16/09/2017

Rooms: 5

Property Type: House

Land Size: 1022 sqm approx