Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

2 EILEEN AVENUE KALORAMA VIC 3766						
see consumer.vic	.gov.aı	u/underquotii	ng (*E	Delete single pric	e or range a	s applicable)
		or range between		\$720,000	&	\$792,000
icable)						
\$940,000	Property type			House	Suburb	Kalorama
01 Dec 2023	to 30 Nov 2024		Source	Corelogic		
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 6 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						
	icable) \$940,000 01 Dec 2023 les (*Delete A operties sold with a representative c	icable) \$940,000 Prop 01 Dec 2023 to les (*Delete A or B loperties sold within two representative consider	see consumer.vic.gov.au/underquotir or rang between icable) \$940,000 Property type 01 Dec 2023 to 30 Nov 20 les (*Delete A or B below as a coperties sold within two kilometres of a representative considers to be most	or range between icable) \$940,000 Property type 01 Dec 2023 to 30 Nov 2024 les (*Delete A or B below as application of the parepresentative considers to be most compared to the parepresentative considers to the p	or range between \$720,000 icable) \$940,000 Property type House 01 Dec 2023 to 30 Nov 2024 Source les (*Delete A or B below as applicable) operties sold within two kilometres of the property for sale is representative considers to be most comparable to the property and the same of the property for sale is representative considers to be most comparable to the property for sale is representative considers to be most comparable to the property for sale is representative.	or range between \$720,000 & icable) \$940,000 Property type House Suburb 01 Dec 2023 to 30 Nov 2024 Source les (*Delete A or B below as applicable) operties sold within two kilometres of the property for sale in the last 6 representative considers to be most comparable to the property for sale

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 6 months.

This Statement of Information was prepared on: 17 December 2024



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