

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

133 Studley Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,290,000

&

\$1,320,000

Median sale price

Median price \$1,805,000

House

X

Unit

Suburb

Eaglemont

Period - From 01/10/2017

to

30/09/2018

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	78 Studley Rd EAGLEMONT 3084	\$1,360,000	22/08/2018
2	36 Lantana St IVANHOE 3079	\$1,285,000	10/07/2018
3	72 Burke Rd.N IVANHOE EAST 3079	\$1,275,000	07/08/2018

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.