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

18/10 Ashby Grove, Eaglemont Vic 3084

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$430,000		&		\$460,000			
Median sale p	rice							
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Eaglemont
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10/14 Merton St IVANHOE 3079	\$460,000	30/12/2023
2			
3			

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.

This Statement of Information was prepared on:

15/03/2024 14:44









Property Type: Apartment **Land Size:** 51 sqm approx Agent Comments Indicative Selling Price \$430,000 - \$460,000 Median Unit Price Year ending December 2023: \$810,000

Comparable Properties



10/14 Merton St IVANHOE 3079 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 30/12/2023 Property Type: Apartment Agent Comments

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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