

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 consumer.vic.gov.au/underquoting

Range between \$430,000 & \$460,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Eaglemont

Period - From 01/01/2023 to 31/12/2023 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	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



 1  1  1

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)

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 30/12/2023

Property Type: Apartment

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.