

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

121 The Righi, Eaglemont Vic 3084

Indicative selling price

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

Single price \$2,725,000

Median sale price

Median price \$1,965,000

House X

Suburb Eaglemont

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
24 Brooke St EAGLEMONT 3084	\$2,850,000	18/03/2017
31 Hawdon St EAGLEMONT 3084	\$2,700,000	23/12/2016
34 Wilfred Rd IVANHOE EAST 3079	\$2,400,000	08/01/2017