

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

7 Brooke Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,475,000

&

\$2,575,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Eaglemont

Period - From 01/10/2019

to 30/09/2020

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	46 Hopetoun Gr EAGLEMONT 3084	\$2,595,000	10/11/2020
2	55 Outlook Dr EAGLEMONT 3084	\$2,540,000	19/10/2020
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:

07/01/2021 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$2,475,000 - \$2,575,000
Median House Price
Year ending September 2020: \$1,850,000

Comparable Properties



46 Hopetoun Gr EAGLEMONT 3084 (REI)

Agent Comments

4 3 2

Price: \$2,595,000
Method: Private Sale
Date: 10/11/2020
Property Type: House (Res)
Land Size: 844.40 sqm approx



55 Outlook Dr EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$2,540,000
Method: Private Sale
Date: 19/10/2020
Property Type: House
Land Size: 937 sqm approx

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.