

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

82 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$1,990,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2022

to

31/03/2022

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	14 Glenard Dr EAGLEMONT 3084	\$3,262,000	24/06/2022
2	34 Mount Eagle Rd EAGLEMONT 3084	\$3,125,000	26/06/2022
3	10 Castle St EAGLEMONT 3084	\$3,120,000	14/02/2022

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:

12/07/2022 17:41



5 4 2

Property Type: House (Res)

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

March quarter 2022: \$1,990,000

Comparable Properties



14 Glenard Dr EAGLEMONT 3084 (REI)

Agent Comments

5 3 2

Price: \$3,262,000

Method: Private Sale

Date: 24/06/2022

Property Type: House



34 Mount Eagle Rd EAGLEMONT 3084 (REI)

Agent Comments

5 4 2

Price: \$3,125,000

Method: Private Sale

Date: 26/06/2022

Property Type: House

Land Size: 1113 sqm approx



10 Castle St EAGLEMONT 3084 (REI/VG)

Agent Comments

5 2 2

Price: \$3,120,000

Method: Sold Before Auction

Date: 14/02/2022

Property Type: House (Res)

Land Size: 856 sqm approx

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