## 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

38 Mount Eagle Road, Eaglemont Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,825,000			
Median sale p	rice							
Median price	\$2,945,000	Pro	operty Type	Hou	se		Suburb	Eaglemont
Period - From	01/04/2024	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	118 Maltravers Rd EAGLEMONT 3084	\$1,750,000	27/07/2024
2	6 Gruyere La IVANHOE EAST 3079	\$1,739,000	24/06/2024
3	131 Banksia St EAGLEMONT 3084	\$1,760,000	06/06/2024

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:

11/10/2024 08:03





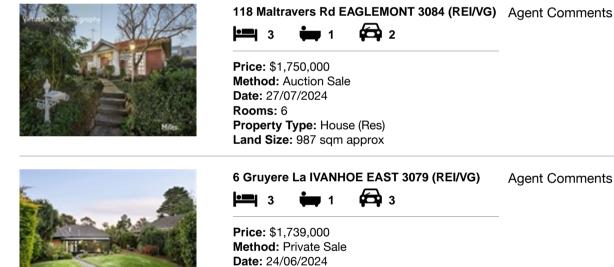




Property Type: House (Res) Land Size: 1334 sqm approx Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,825,000 Median House Price June quarter 2024: \$2,945,000

# **Comparable Properties**





Property Type: House (Res) Land Size: 840 sqm approx

131 Banksia St EAGLEMONT 3084 (REI/VG)



Agent Comments

Agent Comments



Price: \$1,760,000 Method: Private Sale Date: 06/06/2024 Property Type: House (Res) Land Size: 939 sqm approx

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



propertydata

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