



Christian Marchetti
9717 8780
0400 233 946

cmarchetti@morrisonkleeman.com.au

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

475 Sixth Avenue, Eden Park Vic 3757

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price

House

Unit

Suburb

Eden Park

Period - From

to

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		
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.



Christian Marchetti

9717 8780

0400 233 946

cmarchetti@morrisonkleeman.com.au

Indicative Selling Price

\$1,250,000 - \$1,375,000



4 2 3

Rooms:

Property Type:

Residential/Acreage

Land Size: 404686 sqm approx

Agent Comments

Set within sweeping, manicured lawns, landscaped gardens and surrounded by 10 irrigated paddocks in a 100 acre (approx) landholding introducing an almost 50:50 split of pasture and private bushland, the property sets the perfect balance for a brilliant lifestyle. Breathtaking views across rolling hills to the ranges deliver an enviable back drop to living and entertainment spaces of the main house and separate self contained accommodation that provides options for teens, in-laws or guests!

Comparable Properties

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.