

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

4/143 Locksley Road, Eaglemont Vic 3084

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$922,000

Property Type

Unit

Suburb

Eaglemont

Period - From

05/06/2022

to

04/06/2023

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	809/443 Upper Heidelberg Rd IVANHOE 3079	\$399,000	07/02/2023
2	21/59-61 Green St IVANHOE 3079	\$385,000	07/04/2023
3	6/120 Burgundy St HEIDELBERG 3084	\$370,000	28/04/2023

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:

05/06/2023 17:04

4/143 Locksley Road, Eaglemont Vic 3084

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$399,000

Median Unit Price

05/06/2022 - 04/06/2023: \$922,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



809/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$399,000

Method: Private Sale

Date: 07/02/2023

Rooms: 2

Property Type: Apartment



21/59-61 Green St IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 07/04/2023

Property Type: Apartment

6/120 Burgundy St HEIDELBERG 3084 (VG)

Agent Comments

1 - -

Price: \$370,000

Method: Sale

Date: 28/04/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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