

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

3/111 Banksia Street, Eaglemont

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ 1,350,000

Median sale price

Median price

\$1,130,000

Property type

Unit

Suburb

Eaglemont

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales

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 4/170 Lower Heidelberg Road, Ivanhoe East	\$ 1,310,000	21/10/21
2 3/20 Cedric Street, Ivanhoe East	\$ 1,335,000	4/12/21
3 107 Waterdale Road, Ivanhoe	\$ 1,470,000	15/11/21

This Statement of Information was prepared on: 22/02/2022

Comparable properties



\$1,310,000

4/170 Lower Heidelberg Road, Ivanhoe east, Victoria

DATE: 21/10/21

PROPERTY TYPE: UNIT

3 2
 2 sqm



\$1,335,000

3/20 Cedric Street, Ivanhoe East, Victoria

DATE: 4/12/21

PROPERTY TYPE: UNIT

3 2
 1 sqm



\$1,470,000

107 Waterdale Road, Ivanhoe, Victoria

DATE: 15/11/21

PROPERTY TYPE: UNIT

3 2
 2 sqm x

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21 days on market



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