

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 2 / 10 Ashby Grove – Eaglemont 3084

Indicative selling price

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

Single price \$ 599,500

Median sale price

Median price \$ 1,150,000 Property type Unit Suburb Eaglemont 3084

Period - From 01 06 24 to 30 09 24 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 properties	Price	Date of sale
1 – 9 / 110 Maltravers Road – Eaglemont 3084	\$ 680,000	12 / 11 / 24
2 – 2 / 61 – 63 Maltravers Road – Ivanhoe 3079	\$ 690,000	30 / 10 / 24
3 – 6 / 105 Locksley Road – Ivanhoe 3079	\$ 639,000	19 / 09 / 24

This Statement of Information was prepared on: 10 / 12 / 2024