

# 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

19 Silverdale Road, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Eaglemont

Period - From 01/10/2019 to 30/09/2020 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	1 Dick St EAGLEMONT 3084	\$1,605,000	11/11/2020
2	12 Beauview Pde IVANHOE EAST 3079	\$1,575,500	22/10/2020
3	102 Studley Rd EAGLEMONT 3084	\$1,525,000	18/12/2020

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:

14/01/2021 12:26

19 Silverdale Road, Eaglemont Vic 3084

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending September 2020: \$1,850,000



 3  1.5  2

**Rooms:** 5

**Property Type:** House

**Land Size:** 752 sqm approx

Agent Comments

## Comparable Properties



**1 Dick St EAGLEMONT 3084 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,605,000

**Method:** Sold Before Auction

**Date:** 11/11/2020

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**12 Beauview Pde IVANHOE EAST 3079 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,575,500

**Method:** Private Sale

**Date:** 22/10/2020

**Property Type:** House

**Land Size:** 570 sqm approx



**102 Studley Rd EAGLEMONT 3084 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,525,000

**Method:** Private Sale

**Date:** 18/12/2020

**Property Type:** House (Res)

**Land Size:** 587.80 sqm approx