

# 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

66 Glenard Drive, Eaglemont Vic 3084

### Indicative selling price

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

Single price

\$2,995,000

### Median sale price

Median price

\$1,955,000

Property Type

House

Suburb

Eaglemont

Period - From

01/10/2018

to

30/09/2019

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 | 7 Mackennel St IVANHOE EAST 3079 | \$2,980,000 | 14/11/2019   |
| 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.

This Statement of Information was prepared on:

18/11/2019 14:45



3   -  

**Property Type:** House (Res)

**Land Size:** 898 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,995,000

**Median House Price**

Year ending September 2019: \$1,955,000

## Comparable Properties



**7 Mackennel St IVANHOE EAST 3079 (REI)**

Agent Comments

4   3   4

**Price:** \$2,980,000

**Method:** Private Sale

**Date:** 14/11/2019

**Property Type:** House

**Land Size:** 1096 sqm approx

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.