

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

9 Menzie Grove, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,700,000

&

\$1,780,000

Median sale price

Median price \$1,938,250

Property Type House

Suburb Eaglemont

Period - From 01/01/2019

to 31/12/2019

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	12 Flora Gr IVANHOE EAST 3079	\$1,750,500	31/08/2019
2	93 Maltravers Rd IVANHOE EAST 3079	\$1,725,000	06/10/2019
3	17 Magnolia Rd IVANHOE 3079	\$1,700,000	17/09/2019

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:

18/02/2020 12:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,780,000
Median House Price
Year ending December 2019: \$1,938,250

Comparable Properties



12 Flora Gr IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,750,500
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 616 sqm approx



93 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Sold After Auction
Date: 06/10/2019
Property Type: House (Res)
Land Size: 585 sqm approx



17 Magnolia Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 17/09/2019
Property Type: House (Res)
Land Size: 964 sqm approx