

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	18-20 Carlsberg Road, Eaglemont Vic 3084
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Indicative selling price

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

Range between	\$2,600,000	&	\$2,700,000
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Median sale price

Median price	\$1,965,000	House	X	Suburb	Eaglemont
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
39 Thoresby Gr IVANHOE 3079	\$3,020,000	08/04/2017
24 Brooke St EAGLEMONT 3084	\$2,850,000	18/03/2017
7 Robinhood Rd IVANHOE EAST 3079	\$2,100,000	06/05/2017