

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

7/10 Ashby Grove, Eaglemont Vic 3084

Indicative selling price

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

Range between \$420,000

&

\$440,000

Median sale price

Median price \$921,500

Property Type Unit

Suburb Eaglemont

Period - From 01/04/2022

to 31/03/2023

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	13/176 Lower Heidelberg Rd IVANHOE EAST 3079	\$421,000	24/03/2023
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:

25/05/2023 12:07



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending March 2023: \$921,500

Comparable Properties



**13/176 Lower Heidelberg Rd IVANHOE EAST
3079 (REI/VG)**

Agent Comments

 1  1  1

Price: \$421,000

Method: Private Sale

Date: 24/03/2023

Property Type: Apartment

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.