## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Devon Street, Eaglemont Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$3,100,000		&		\$3,300,000			
Median sale price								
Median price	\$2,551,000	Pro	Property Type Ho		ouse		Suburb	Eaglemont
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Withers St IVANHOE EAST 3079	\$3,010,000	24/02/2024
2	45 Outlook Dr EAGLEMONT 3084	\$2,950,000	22/03/2024
3			

OR

**B**<sup>\*</sup> 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:

26/04/2024 14:15









Property Type: House (Previously Occupied - Detached) Land Size: 1780 sqm approx Agent Comments Indicative Selling Price \$3,100,000 - \$3,300,000 Median House Price Year ending March 2024: \$2,551,000

# **Comparable Properties**

22 Withers St IVANHOE EAST 3079 (REI) 4 1 1 1 Price: \$3,010,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 1128 sqm approx	Agent Comments	
45 Outlook Dr EAGLEMONT 3084 (REI) 5  3  2 Price: \$2,950,000 Method: Private Sale Date: 22/03/2024 Rooms: 10 Property Type: House (Res) Land Size: 1359 sqm approx	Agent Comments	

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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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