

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

28 Odenwald Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

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	18 Longstaff St IVANHOE EAST 3079	\$2,610,000	08/03/2020
2	48 York Av IVANHOE EAST 3079	\$2,550,000	22/02/2020
3	310 Upper Heidelberg Rd IVANHOE 3079	\$2,550,000	03/10/2019

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:

13/03/2020 14:47



4 3 2

Property Type: House (Res)

Land Size: 509 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending December 2019: \$1,938,250

Comparable Properties



18 Longstaff St IVANHOE EAST 3079 (REI)

Agent Comments

4 3 3

Price: \$2,610,000

Method: Sold Before Auction

Date: 08/03/2020

Property Type: House

Land Size: 845 sqm approx



48 York Av IVANHOE EAST 3079 (REI)

Agent Comments

4 2 2

Price: \$2,550,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 696 sqm approx



310 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

4 1 2

Price: \$2,550,000

Method: Sold Before Auction

Date: 03/10/2019

Property Type: House (Res)

Land Size: 986 sqm approx