

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

10 Brooke Street, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,350,000

&

\$2,550,000

Median sale price

Median price \$2,517,500

Property Type House

Suburb Eaglemont

Period - From 01/01/2022

to

31/03/2022

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	2 Hawdon St EAGLEMONT 3084	\$2,675,000	26/03/2022
2	6 Withers St IVANHOE EAST 3079	\$2,450,000	16/03/2022
3	35 Charteris Dr IVANHOE EAST 3079	\$2,375,000	06/01/2022

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:

26/06/2022 08:57



 3  2  2

Property Type: House

Land Size: 799 sqm approx

Agent Comments

Comparable Properties



2 Hawdon St EAGLEMONT 3084 (REI)

Agent Comments

 3  1  2

Price: \$2,675,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 920 sqm approx



6 Withers St IVANHOE EAST 3079 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,450,000

Method: Sold Before Auction

Date: 16/03/2022

Rooms: 6

Property Type: House (Res)

Land Size: 920 sqm approx



35 Charteris Dr IVANHOE EAST 3079 (REI/VG) Agent Comments

 3  2  2

Price: \$2,375,000

Method: Private Sale

Date: 06/01/2022

Rooms: 7

Property Type: House (Res)

Land Size: 803 sqm approx