## 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 63 The Righi, Eaglemont Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$3,000,000								
Median sale price									
Median price	\$2,522,500	Pro	operty Type Hou	se	Suburb	Eaglemont			
Period - From	01/07/2022	to	30/06/2023	Source	e 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.

Address of comparable property	Price	Date of sale
1		
2		
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.

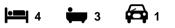
This Statement of Information was prepared on:

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Rooms: 8 Property Type: House (Res) Land Size: 892 sqm approx Agent Comments Indicative Selling Price \$3,000,000 Median House Price Year ending June 2023: \$2,522,500

# **Comparable Properties**

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 - Miles | P: 03 9497 3222 | F: 03 9499 4089





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