

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

40 Odenwald Road, Eaglemont Vic 3084

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,955,000

Property Type

House

Suburb

Eaglemont

Period - From

01/10/2018

to

30/09/2019

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	6 Menzie Gr EAGLEMONT 3084	\$1,520,000	21/09/2019
2	166 Lower Heidelberg Rd IVANHOE EAST 3079	\$1,510,000	16/10/2019
3	25 Mcarthur Rd IVANHOE EAST 3079	\$1,449,000	23/09/2019

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:

25/10/2019 14:38

40 Odenwald Road, Eaglemont Vic 3084

Miles
EST 1924

Gordon Whale

03 9490 0548

0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending September 2019: \$1,955,000



4 2 0

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



6 Menzie Gr EAGLEMONT 3084 (REI)

Agent Comments

3 1 2

Price: \$1,520,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 563 sqm approx



166 Lower Heidelberg Rd IVANHOE EAST 3079 (REI) Agent Comments

3 1 2

Price: \$1,510,000

Method: Sold Before Auction

Date: 16/10/2019

Property Type: House

Land Size: 689 sqm approx



25 Mcarthur Rd IVANHOE EAST 3079 (REI)

Agent Comments

3 1 2

Price: \$1,449,000

Method: Private Sale

Date: 23/09/2019

Property Type: House

Land Size: 729 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.