## 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

20 Hopetoun Grove, Eaglemont Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,700,000		&		\$2,800,000				
Median sale p	rice								
Median price	\$2,600,000	Pro	operty Type	Hou	se		Suburb	Eaglemont	
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	63 The Righi EAGLEMONT 3084	\$2,980,000	11/09/2023
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:

06/12/2023 08:56









**Property Type:** House **Land Size:** 590 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,800,000 Median House Price Year ending September 2023: \$2,600,000

# **Comparable Properties**



63 The Righi EAGLEMONT 3084 (REI)

Price: \$2,980,000 Method: Private Sale Date: 11/09/2023 Rooms: 8 Property Type: House (Res) Land Size: 893 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 - Miles | P: 03 9497 3222 | F: 03 9499 4089



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