

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

2 The Righi, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,750,000

&

\$2,850,000

Median sale price

Median price \$1,965,000

House

X

Suburb

Eaglemont

Period - From 01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Menzie Gr EAGLEMONT 3084	\$3,200,000	26/02/2017
19 Fairy St IVANHOE 3079	\$2,930,000	04/03/2017
31 Hawdon St EAGLEMONT 3084	\$2,700,000	23/12/2016