

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

6 Wimbledon Grove, Eaglemont Vic 3084

Indicative selling price

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

Single price

\$1,675,000

Median sale price

Median price

\$1,875,000

Property Type

House

Suburb

Eaglemont

Period - From

25/03/2019

to

24/03/2020

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	93 Maltravers Rd IVANHOE EAST 3079	\$1,725,000	06/10/2019
2	4 Melcombe Rd IVANHOE 3079	\$1,700,000	23/11/2019
3	46 Hawdon St EAGLEMONT 3084	\$1,680,000	02/02/2020

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:

25/03/2020 16:32



Property Type: House (Previously Occupied - Detached)
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price

\$1,675,000

Median House Price

25/03/2019 - 24/03/2020: \$1,875,000

Comparable Properties



93 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Sold After Auction
Date: 06/10/2019
Property Type: House (Res)
Land Size: 585 sqm approx

4 Melcombe Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$1,700,000
Method: Sale
Date: 23/11/2019
Property Type: House (Res)



46 Hawdon St EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 02/02/2020
Property Type: House
Land Size: 608 sqm approx