

## 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

3/15 Ashby Grove, Eaglemont Vic 3084

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$730,000

**Median sale price\***

Median price

House

Unit

Suburb

Eaglemont

Period - From

to

Source

**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		
2		
3		

**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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

3/15 Ashby Grove, Eaglemont Vic 3084

**Miles**  
EST 1924

Peter Scott  
03 9490 0554  
0459 223 994  
psscott@milesre.com.au

**Indicative Selling Price**  
\$700,000 - \$730,000  
**No median price available**



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties

**7/76-78 Marshall St IVANHOE 3079 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$746,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** -  
**Property Type:** Unit



**3/303 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$731,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** Unit

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.