Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	3/391 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Pro	perty Type U	Init		Suburb	Eaglemont
Period - From	01/10/2023	to	30/09/2024	S	ource	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.

Address of comparable property

1	43 Rotherwood Rd IVANHOE EAST 3079	\$1,730,000	25/07/2024
2	134 The Boulevard IVANHOE EAST 3079	\$1,725,000	18/06/2024
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.

This Statement of Information was prepared on:	27/11/2024 08:42



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median Unit Price** Year ending September 2024: \$1,250,000

Comparable Properties



43 Rotherwood Rd IVANHOE EAST 3079 (REI)

Price: \$1,730,000 Method: Private Sale Date: 25/07/2024 Property Type: House Land Size: 453 sqm approx **Agent Comments**



134 The Boulevard IVANHOE EAST 3079 (REI/VG)

3



Agent Comments

Price: \$1,725,000 Method: Private Sale Date: 18/06/2024 Property Type: House Land Size: 248 sqm approx

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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