

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

1/431 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Eaglemont

Period - From 01/04/2023 to 31/03/2024 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	60a Greville Rd ROSANNA 3084	\$925,000	16/03/2024
2	3/27 Beetham Pde ROSANNA 3084	\$908,000	06/12/2023
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:

30/04/2024 12:52



Rooms: 6
Property Type: Unit (Residential)
Land Size: 410m2 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$890,000 - \$940,000
Median Unit Price
Year ending March 2024: \$1,270,000

Comparable Properties



60a Greville Rd ROSANNA 3084 (REI)

[Agent Comments](#)



Price: \$925,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 203 sqm approx



3/27 Beetham Pde ROSANNA 3084 (REI/VG)

[Agent Comments](#)



Price: \$908,000
Method: Sold Before Auction
Date: 06/12/2023
Rooms: 4
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.