

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

11 Charlton Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$2,551,000 Property Type House 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	54 Maltravers Rd EAGLEMONT 3084	\$2,335,000	19/05/2024
2	103 Maltravers Rd IVANHOE EAST 3079	\$2,325,000	30/03/2024
3	33 Magnolia Rd IVANHOE 3079	\$2,251,000	09/12/2023

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:

30/05/2024 13:46



Rooms: 7
Property Type: House
Land Size: 827.831 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,450,000
Median House Price
 Year ending March 2024: \$2,551,000

Comparable Properties



54 Maltravers Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,335,000
Method: Private Sale
Date: 19/05/2024
Rooms: 8
Property Type: House (Res)
Land Size: 650 sqm approx



103 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,325,000
Method: Sold Before Auction
Date: 30/03/2024
Rooms: 5
Property Type: House (Res)



33 Magnolia Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,251,000
Method: Auction Sale
Date: 09/12/2023
Rooms: 6
Property Type: House (Res)
Land Size: 833 sqm approx

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