

# 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

117a Studley Road, 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 \$650,000 & \$700,000

### Median sale price

Median price \$1,277,500 Property Type Unit Suburb Eaglemont

Period - From 27/03/2023 to 26/03/2024 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	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
2	9/26 Livingstone St IVANHOE 3079	\$650,000	13/03/2024
3	3/15 Alfred St HEIDELBERG HEIGHTS 3081	\$602,500	16/12/2023

**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:

27/03/2024 11:51



**Property Type:**

Agent Comments

## Comparable Properties



**5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081** Agent Comments  
(REI)



**Price:** \$685,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Unit

**Land Size:** 175 sqm approx



**9/26 Livingstone St IVANHOE 3079** (REI) Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 13/03/2024

**Property Type:** Unit



**3/15 Alfred St HEIDELBERG HEIGHTS 3081** Agent Comments  
(REI)



**Price:** \$602,500

**Method:** Auction Sale

**Date:** 16/12/2023

**Rooms:** 3

**Property Type:** Unit