Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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glemont Vic 3084

Indicative selling price

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

Range between \$650,000	&	\$700,000
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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

Address of comparable property		1 1100	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



Date of sale

Nelson Alexander

Carl Sacco 9388 0088 0404 468 258

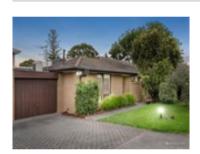
Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** 27/03/2023 - 26/03/2024: \$1,277,500

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Comparable Properties



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments

(REI)

-2

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)

Price: \$650,000 Method: Private Sale Date: 13/03/2024 Property Type: Unit



Agent Comments



3/15 Alfred St HEIDELBERG HEIGHTS 3081

(REI)

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Price: \$602,500 Method: Auction Sale Date: 16/12/2023 Rooms: 3

Property Type: Unit





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