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

13 Lawrence Street, Eaglemont Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$2,522,500	Pro	operty Type Hous		se		Suburb	Eaglemont
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	44 Hawdon St EAGLEMONT 3084	\$1,900,440	06/06/2023
2	16 Wilfred Rd IVANHOE EAST 3079	\$1,880,000	05/08/2023
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:

19/09/2023 10:40



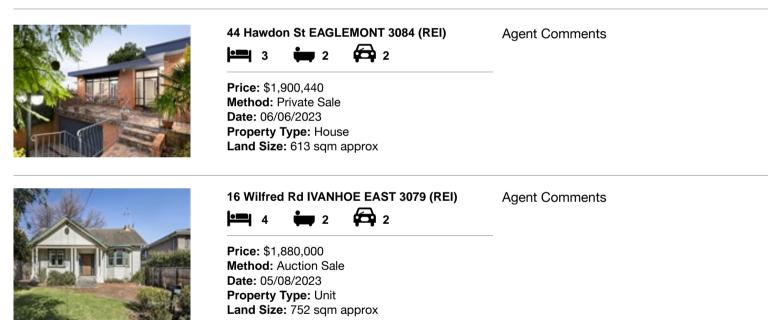






Rooms: 6 Property Type: House (Res) Land Size: 793.604 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending June 2023: \$2,522,500

Comparable Properties



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 - Miles | P: 03 9497 3222 | F: 03 9499 4089

propertydata



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