

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 consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,522,500 Property Type House Suburb Eaglemont

Period - From 01/07/2022 to 30/06/2023 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 | 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



44 Hawdon St EAGLEMONT 3084 (REI)

Agent Comments



Price: \$1,900,440
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 613 sqm approx



16 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit
Land Size: 752 sqm approx

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