## 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 3/111 Studley Road, Eaglemont Vic 3084	
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#### Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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#### Median sale price

Median price	\$1,250,000	Pro	perty Type Ur	it		Suburb	Eaglemont
Period - From	01/04/2024	to	31/03/2025	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/164 Hawdon St HEIDELBERG 3084	\$1,008,500	30/01/2025
2	3/105 Brown St HEIDELBERG 3084	\$1,115,000	04/12/2024
3	2/3 Lincoln Ct IVANHOE 3079	\$980,000	30/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2025 16:25









Property Type: Townhouse

(Single

**Agent Comments** 

Indicative Selling Price \$980,000 - \$1,050,000 Median Unit Price Year ending March 2025: \$1,250,000

## Comparable Properties



1/164 Hawdon St HEIDELBERG 3084 (REI/VG)

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3

**—** 

2

Price: \$1,008,500

Method: Sold Before Auction

Date: 30/01/2025 Property Type: Unit

Land Size: 233 sqm approx

**Agent Comments** 

3/105 Brown St HEIDELBERG 3084 (VG)

2

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**Agent Comments** 

Price: \$1,115,000 Method: Sale Date: 04/12/2024

Property Type: Flat/Unit/Apartment (Res)



2/3 Lincoln Ct IVANHOE 3079 (REI/VG)

2

**—** 

1

2

Price: \$980,000 Method: Auction Sale Date: 30/11/2024

**Property Type:** House (Res) **Land Size:** 379 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133





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