

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

417 Lower Heidelberg Road, Eaglemont Vic 3084

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Eaglemont

Period - From 01/10/2023 to 31/12/2023 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	13 Lawrence St EAGLEMONT 3084	\$1,900,000	21/10/2023
2	6 Waldemar Rd EAGLEMONT 3084	\$1,765,000	23/12/2023
3	424 Lower Heidelberg Rd EAGLEMONT 3084	\$1,360,000	26/09/2023

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:

25/01/2024 11:49



3 1 2

Property Type: House
Land Size: 864 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 December quarter 2023: \$2,150,000

Comparable Properties



13 Lawrence St EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 21/10/2023
Rooms: 6
Property Type: House (Res)
Land Size: 797 sqm approx



6 Waldemar Rd EAGLEMONT 3084 (REI)

Agent Comments

3 1 2

Price: \$1,765,000
Method: Private Sale
Date: 23/12/2023
Rooms: 5
Property Type: House (Res)
Land Size: 727 sqm approx



424 Lower Heidelberg Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$1,360,000
Method: Private Sale
Date: 26/09/2023
Rooms: 5
Property Type: House (Res)
Land Size: 1114 sqm approx

Account - Barry Plant | P: (03) 9431 1243