Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/139 Locksley Road, Eaglemont Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$799,000		&		\$875,000			
Median sale p	rice							
Median price	\$807,500	Pro	operty Type	Unit			Suburb	Eaglemont
Period - From	01/10/2022	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5/76 Hawker St IVANHOE 3079	\$891,000	03/11/2023
2	2/22 Oriel Rd IVANHOE 3079	\$850,000	13/12/2023
3	8/68 Yarra St HEIDELBERG 3084	\$796,200	21/11/2023

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:

12/01/2024 08:17



Nelson Alexander





Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$799,000 - \$875,000 Median Unit Price Year ending September 2023: \$807,500

Comparable Properties



5/76 Hawker St IVANHOE 3079 (REI/VG)



Price: \$891,000 Method: Private Sale Date: 03/11/2023 Property Type: Townhouse (Single)



2/22 Oriel Rd IVANHOE 3079 (REI)

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Price: \$850,000 Method: Private Sale Date: 13/12/2023 Property Type: Townhouse (Single) Land Size: 124 sqm approx



8/68 Yarra St HEIDELBERG 3084 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$796,200 Method: Private Sale Date: 21/11/2023 Rooms: 3 Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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