

# 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 5/139 Locksley Road, Eaglemont Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$799,000 & \$875,000

### Median sale price

Median price \$807,500 Property Type Unit Suburb Eaglemont

Period - From 01/10/2022 to 30/09/2023 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	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



**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)**

Agent Comments



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



**2/22 Oriel Rd IVANHOE 3079 (REI)**

Agent Comments



**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



**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