# 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

71 The Eyrie, Eaglemont Vic 3084

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,435,750	Pro	operty Type	Hous	se		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.

Ad	dress of comparable property	Price	Date of sale
1	87 Locksley Rd IVANHOE 3079	\$2,300,000	09/05/2025
2	4 Robina Rd EAGLEMONT 3084	\$2,280,000	10/04/2025
3	1 Warncliffe Rd IVANHOE EAST 3079	\$2,355,000	29/03/2025

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:

04/06/2025 16:22



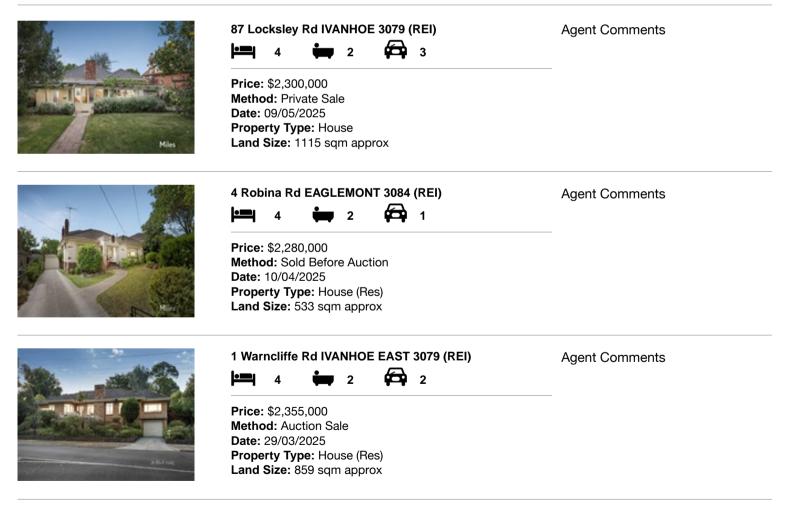
# Nelson Alexander





Rooms: 8 Property Type: House Land Size: 822 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2025: \$2,435,750

# **Comparable Properties**



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



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