

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

1 The Righi, Eaglemont Vic 3084

Indicative selling price

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

Range between

\$2,850,000

&

\$3,050,000

Median sale price

Median price

\$1,925,000

House

X

Unit

Suburb

Eaglemont

Period - From

01/04/2017

to

31/03/2018

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		
2		
3		

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.

1 The Righi, Eaglemont Vic 3084

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$2,850,000 - \$3,050,000

Median House Price

Year ending March 2018: \$1,925,000



 4  4  2

Rooms:

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



26 Rotherwood Rd IVANHOE EAST 3079 (REI) Agent Comments

 5  5  10

Price: \$3,275,000

Method: Private Sale

Date: 30/05/2018

Rooms: -

Property Type: House

Land Size: 595 sqm approx



3 The Righi EAGLEMONT 3084 (REI) Agent Comments

 4  4  2

Price: \$2,775,000

Method: Private Sale

Date: 08/06/2018

Rooms: -

Property Type: House

Land Size: 322 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.