

# 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

100 The Eyrie, 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 \$2,200,000

&

\$2,280,000

### Median sale price

Median price \$2,029,000

Property Type House

Suburb Eaglemont

Period - From 01/04/2020

to 30/06/2020

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 Cumberland St EAGLEMONT 3084	\$2,276,000	30/06/2020
2	30 The Righi EAGLEMONT 3084	\$2,200,000	13/06/2020
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.

This Statement of Information was prepared on:

01/10/2020 17:02

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**Indicative Selling Price**  
\$2,200,000 - \$2,280,000  
**Median House Price**  
June quarter 2020: \$2,029,000



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1069 sqm approx  
Agent Comments

## Comparable Properties



**5 Cumberland St EAGLEMONT 3084 (REI/VG)** Agent Comments



**Price:** \$2,276,000  
**Method:** Private Sale  
**Date:** 30/06/2020  
**Property Type:** House  
**Land Size:** 875 sqm approx



**30 The Righi EAGLEMONT 3084 (REI)** Agent Comments



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 13/06/2020  
**Property Type:** House (Res)  
**Land Size:** 845 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.