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 23 Outlook Drive, Eaglemont Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$12,000,000							
Median sale p	rice					_		
Median price	\$2,945,000	Pro	operty Type	Ηοι	ise		Suburb	Eaglemont
Period - From	01/04/2024	to	30/06/2024		Sc	ource	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 sixmonths 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.

This Statement of Information was prepared on:

02/10/2024 14:43







Property Type: House Land Size: 1345 sqm approx Agent Comments Indicative Selling Price \$12,000,000 Median House Price June quarter 2024: \$2,945,000

Comparable Properties

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 - James Buy Sell | P: 03 9596 8822





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