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<br>Including suburb and postcode | 31 The Righi, Eaglemont Vic 3084 |

## Indicative selling price

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

Range between $2,700,000 & $2,800,000

## Median sale price

Median price $2,335,000 Property Type House Suburb Eaglemont

Period - From 01/10/2023 to 30/09/2024 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 | 14 Young St IVANHOE 3079 | $2,775,000 | 26/10/2024 |
| 2 | 14 Carn Av IVANHOE 3079 | $2,750,500 | 20/09/2024 |
| 3 | 17 The Righi EAGLEMONT 3084 | $2,980,000 | 14/06/2024 |

**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: 06/11/2024 08:27

Nelson Alexander




4 - 

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 870 sqm approx

Agent Comments

**Indicative Selling Price**
$2,700,000 - $2,800,000
**Median House Price**
Year ending September 2024: $2,335,000

# Comparable Properties



**14 Young St IVANHOE 3079 (REI)**

3 3 4

**Price:** $2,775,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)

Agent Comments



**14 Carn Av IVANHOE 3079 (REI)**

5 2 2

**Price:** $2,750,500
**Method:** Private Sale
**Date:** 20/09/2024
**Property Type:** House (Res)

Agent Comments



**17 The Righi EAGLEMONT 3084 (REI)**

4 3 4

**Price:** $2,980,000
**Method:** Private Sale
**Date:** 14/06/2024
**Property Type:** House (Res)
**Land Size:** 845 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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