

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

639 THE BOULEVARD EAGLEMONT VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,528,500

Property type

House

Suburb

Eaglemont

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

5 WARRINGAL PLACE EAGLEMONT VIC 3084	2599000	11-Sep-23
63 THE RIGHI EAGLEMONT VIC 3084	2980000	09-Sep-23
2 WIMBLEDON GROVE EAGLEMONT VIC 3084	2603000	06-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024

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5 WARRINGAL PLACE EAGLEMONT VIC 3084

4 3 2

Sold Price

RS

2599000

Sold Date

11-Sep-23

Distance

1.48km



63 THE RIGHI EAGLEMONT VIC 3084

4 3 1

Sold Price

2980000

Sold Date

09-Sep-23

Distance

1.23km



2 WIMBLEDON GROVE EAGLEMONT VIC 3084

3 2 2

Sold Price

RS

2603000

Sold Date

06-Nov-23

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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