

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

22-24 SHALBURY AVENUE ELTHAM VIC 3095

Indicative selling price

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

Single Price

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Jan 2023

to

31 Dec 2023

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

19 PARSONS ROAD ELTHAM VIC 3095	\$1,520,000	21-Sep-23
4 DOBELL DRIVE ELTHAM VIC 3095	\$1,640,000	29-Sep-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: 29 January 2024



**19 PARSONS ROAD ELTHAM VIC
3095**

5 3 2

Sold Price

\$1,520,000

Sold Date

21-Sep-23

Distance

1.29km



**4 DOBELL DRIVE ELTHAM VIC
3095**

5 3 2

Sold Price

\$1,640,000

Sold Date

29-Sep-23

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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