# 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 36 Parsons Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,295,000							
Median sale price								
Median price	\$1,235,000	Pro	operty Type Hou	se	Suburb	Eltham		
Period - From	01/01/2024	to	31/12/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024
2	4/13 Piper Cr ELTHAM 3095	\$1,300,000	30/08/2024
3			

OR

**B**<sup>\*</sup> 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:

12/02/2025 08:39





John Le Gros 03 9439 1222





Property Type: House Land Size: 1835 sqm approx Agent Comments 0422 608 038 johnlegros@jelliscraig.com.au Indicative Selling Price

\$1,295,000 Median House Price Year ending December 2024: \$1,235,000

# **Comparable Properties**

5 Orbel Ct ELTHAM 3095 (REI/VG) 4 2 6 4 Price: \$1,300,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 1003 sqm approx	Agent Comments
4/13 Piper Cr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 30/08/2024 Rooms: 8 Property Type: House (Res) Land Size: 997 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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