## 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

50 Eucalyptus Road, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$1,040,000		&		\$1,120,000			
Median sale p	rice							
Median price	\$1,265,000	Pro	operty Type	Hous	se		Suburb	Eltham
Period - From	21/08/2023	to	20/08/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Eurah PI ELTHAM 3095	\$1,155,000	09/07/2024
2	26 Andrews St ELTHAM 3095	\$1,100,000	09/07/2024
3	20 Floriston Gr ELTHAM 3095	\$1,100,000	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:

21/08/2024 14:58



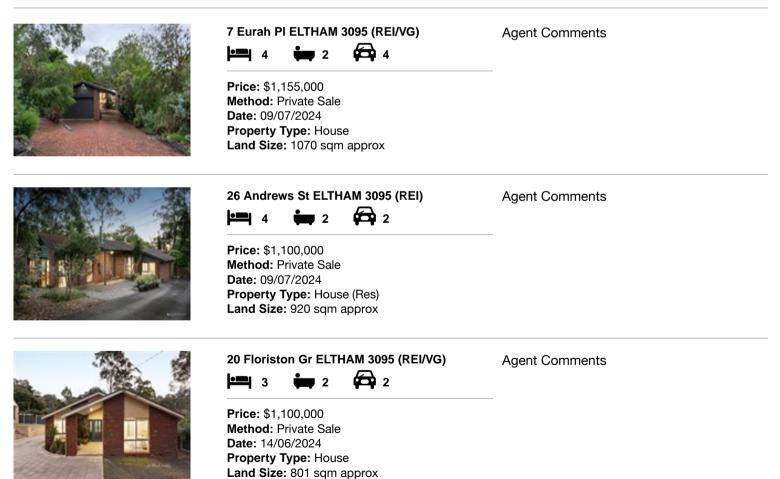






Rooms: 6 Property Type: House Land Size: 804 sqm approx Agent Comments Indicative Selling Price \$1,040,000 - \$1,120,000 Median House Price 21/08/2023 - 20/08/2024: \$1,265,000

# **Comparable Properties**



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



propertydata

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