### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,580,000

# Property offered for sale

Address	17 Echidna Road, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,620,000

7 Gum Hill Ct ELTHAM 3095

#### Median sale price

Median price	\$1,295,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2021	to	30/09/2021		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	51 Stanley Av ELTHAM 3095	\$1,650,000	16/11/2021
	2	7 Natalie Mews ELTHAM 3095	\$1,650,000	13/11/2021

#### OR

3

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:	23/11/2021 20:39



07/10/2021



9431 1222 0415 911 437

**Indicative Selling Price** \$1,620,000

**Median House Price** September quarter 2021: \$1,295,000

pinakara@jelliscraig.com.au





Property Type: House Land Size: 1055 sqm approx

**Agent Comments** 

# Comparable Properties



51 Stanley Av ELTHAM 3095 (REI)





Price: \$1,650,000

Method: Sold Before Auction

Date: 16/11/2021 Property Type: House

Land Size: 1407 sqm approx

**Agent Comments** 



7 Natalie Mews ELTHAM 3095 (REI)







Price: \$1,650,000 Method: Auction Sale Date: 13/11/2021

Property Type: House (Res) Land Size: 1596 sqm approx Agent Comments



7 Gum Hill Ct ELTHAM 3095 (REI)

Rooms: 8





Price: \$1,580,000 Method: Private Sale Date: 07/10/2021

Property Type: House (Res) Land Size: 981 sqm approx

Agent Comments

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





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