Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

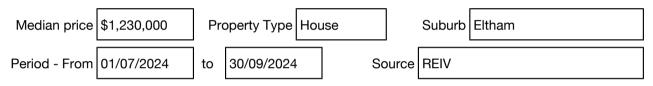
Including suburb and postcode

Address |66 Park Road, Eltham Vic 3095

Indicative selling price .

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,100,000				

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	13 Serafini Ct ELTHAM NORTH 3095	\$1,085,000	31/07/2024
2	26 Andrews St ELTHAM 3095	\$1,100,000	09/07/2024
3			

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:

14/12/2024 11:27







Property Type: House Land Size: 1382 sqm approx Agent Comments Indicative Selling Price \$1,100,000 Median House Price September quarter 2024: \$1,230,000

Comparable Properties



13 Serafini Ct ELTHAM NORTH 3095 (REI)



Price: \$1,085,000 Method: Private Sale Date: 31/07/2024 Property Type: House (Res) Land Size: 818 sqm approx Agent Comments



26 Andrews St ELTHAM 3095 (REI)

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 09/07/2024 Property Type: House (Res) Land Size: 920 sqm approx

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 94598111





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