

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

212 PROGRESS ROAD ELTHAM NORTH 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,291,000

Property type

House

Suburb

Eltham North

Period-from

01 Jun 2021

to

31 May 2022

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

92 GLEN PARK ROAD ELTHAM NORTH VIC 3095	\$1,090,000	04-May-22
25 COOLABAH DRIVE ELTHAM VIC 3095	\$1,210,000	10-Apr-22
100 ARTHUR STREET ELTHAM VIC 3095	\$1,290,000	26-Feb-22

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: 14 June 2022



**92 GLEN PARK ROAD ELTHAM
NORTH VIC 3095**

4 3 2

Sold Price ^{RS} **\$1,090,000** ^{UN} Sold Date **04-May-22**

Distance **0.42km**



**25 COOLABAH DRIVE ELTHAM VIC
3095**

4 3 2

Sold Price **\$1,210,000** Sold Date **10-Apr-22**

Distance **0.61km**



**100 ARTHUR STREET ELTHAM VIC
3095**

4 3 2

Sold Price **\$1,290,000** Sold Date **26-Feb-22**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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