Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	24 Ridgeview Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,135,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2021	to	31/03/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1-5 Scenic Cr ELTHAM NORTH 3095	\$1,300,000	23/12/2020
2	15 Leane Dr ELTHAM 3095	\$1,255,000	13/02/2021
3			

OR

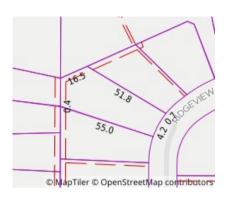
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/04/2021 11:02



Date of sale







Property Type: Land Land Size: 1220 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price March quarter 2021: \$1,135,000

Comparable Properties



1-5 Scenic Cr ELTHAM NORTH 3095 (REI)

4



4

Price: \$1,300,000 Method: Private Sale Date: 23/12/2020 Property Type: House Land Size: 1528 sqm approx **Agent Comments**



15 Leane Dr ELTHAM 3095 (REI)

3





6

Price: \$1,255,000 **Method:** Auction Sale **Date:** 13/02/2021

Property Type: House (Res) **Land Size:** 1350 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 - Barry Plant | P: (03) 9431 1243



