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 63 Park Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale pr	ice							
Median price	\$996,250	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/10/2019	to	30/09/2020		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.

Add	dress of comparable property	Price	Date of sale
1	2 Woongarra Ct ELTHAM 3095	\$1,450,000	04/11/2020
2	25 Marlow PI ELTHAM 3095	\$1,350,000	21/10/2020
3	24 Maroong Dr RESEARCH 3095	\$1,341,000	21/07/2020

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:

24/11/2020 15:05









Property Type: House (Res) Land Size: 2600 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending September 2020: \$996,250

Comparable Properties



2 Woongarra Ct ELTHAM 3095 (REI)

Price: \$1,450,000 Method: Private Sale Date: 04/11/2020 Property Type: House Land Size: 1419 sqm approx Agent Comments

Agent Comments



25 Marlow PI ELTHAM 3095 (REI)



Price: \$1,350,000 Method: Private Sale Date: 21/10/2020 Property Type: House (Res) Land Size: 793 sqm approx

24 Maroong Dr RESEARCH 3095 (REI/VG)

Agent Comments

Price: \$1,341,000 Method: Private Sale Date: 21/07/2020 Property Type: House Land Size: 1504 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.