Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	7 Stringybark Road, Eltham Vic 3095
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,850,000	&	\$1,950,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2023	to	30/06/2024		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		Price	Date of sale
1	14 Diosma Rd ELTHAM 3095	\$1,925,000	14/08/2024
2			
3			

OR

В* 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:	26/08/2024 15:57





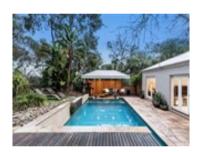
Indicative Selling Price





Property Type: House Land Size: 2140 sqm approx Agent Comments \$1,850,000 - \$1,950,000 **Median House Price** Year ending June 2024: \$1,300,000

Comparable Properties



14 Diosma Rd ELTHAM 3095 (REI)

4 5



2

Price: \$1,925,000 **Method:** Private Sale **Date:** 14/08/2024

Rooms: 7

Property Type: House (Res) **Land Size:** 1515 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.

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