

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

14 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Eltham

Period - From 01/07/2023 to 30/09/2023 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 six 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
1	279 Bolton St ELTHAM 3095	\$885,000	29/05/2023
2	79 Brougham St ELTHAM 3095	\$880,000	16/09/2023
3	35 Looker Rd MONTMORENCY 3094	\$851,000	10/09/2023

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:

23/10/2023 20:53

14 Brougham Street, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2023: \$1,295,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 810 sqm approx

Agent Comments

Comparable Properties



279 Bolton St ELTHAM 3095 (VG)

Agent Comments



Price: \$885,000

Method: Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 929 sqm approx



79 Brougham St ELTHAM 3095 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 16/09/2023

Property Type: House

Land Size: 771 sqm approx



35 Looker Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$851,000

Method: Private Sale

Date: 10/09/2023

Property Type: House

Land Size: 562 sqm approx

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



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