

## 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

3 SUNRAY COURT ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,690,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Apr 2023

to

31 Mar 2024

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

|   |             |           |
|---|-------------|-----------|
| 6 SUNRAY COURT ELTHAM VIC 3095          | \$1,750,000 | 24-Jan-24 |
| 27 DIOSMA ROAD ELTHAM VIC 3095          | \$1,650,000 | 16-Dec-23 |
| 46 ORCHARD AVENUE ELTHAM NORTH VIC 3095 | \$1,740,000 | 14-Dec-23 |

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: 04 April 2024



**6 SUNRAY COURT ELTHAM VIC 3095**

5 2 5

Sold Price

**\$1,750,000**

Sold Date

**24-Jan-24**

Distance

**0.09km**



**27 DIOSMA ROAD ELTHAM VIC 3095**

5 2 2

Sold Price

**\$1,650,000**

Sold Date

**16-Dec-23**

Distance

**0.08km**



**46 ORCHARD AVENUE ELTHAM NORTH VIC 3095**

4 2 2

Sold Price

**\$1,740,000**

Sold Date

**14-Dec-23**

Distance

**2.42km**

RS = Recent sale

UN = Undisclosed Sale

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