## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Address	2/3 Carmen Close, 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 \$	5787,500	Pro	perty Type	Unit		Suburb	Eltham
Period - From 0	01/01/2022	to	31/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	3/21 Luck St ELTHAM 3095	\$890,000	30/08/2022
2	2/1146 Main Rd ELTHAM 3095	\$888,500	14/12/2022
3	6 Barrel Rise ELTHAM 3095	\$885,000	15/12/2022

#### OR

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

This Statement of Information was prepared on:	17/02/2023 18:27













Rooms: 5

Property Type: Unit

Land Size: 370 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$840,000 - \$900,000 **Median Unit Price** 

Year ending December 2022: \$787,500

# Comparable Properties



3/21 Luck St ELTHAM 3095 (REI/VG)





Price: \$890,000 Method: Private Sale Date: 30/08/2022

Property Type: Townhouse (Single) Land Size: 198 sqm approx

**Agent Comments** 



2/1146 Main Rd ELTHAM 3095 (REI/VG)







Price: \$888,500 Method: Private Sale Date: 14/12/2022

Rooms: 5

Property Type: Townhouse (Res) Land Size: 157 sqm approx

Agent Comments



6 Barrel Rise ELTHAM 3095 (REI)





Price: \$885,000 Method: Private Sale Date: 15/12/2022 Rooms: 5

Property Type: House (Res) Land Size: 286 sqm approx

Agent Comments

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





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