

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

2/3 Carmen Close, Eltham Vic 3095

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Eltham

Period - From 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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3 2 2

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)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 30/08/2022
Property Type: Townhouse (Single)
Land Size: 198 sqm approx



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

Agent Comments

3 2 2

Price: \$888,500
Method: Private Sale
Date: 14/12/2022
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 157 sqm approx



6 Barrel Rise ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 15/12/2022
Rooms: 5
Property Type: House (Res)
Land Size: 286 sqm approx

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