

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

38 Hartland Way, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2023

to

31/12/2023

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	7 Ridgeview St ELTHAM 3095	\$1,249,500	27/10/2023
2	12 Bainbridge Dr ELTHAM 3095	\$1,222,000	30/10/2023
3	7 Long Valley Way ELTHAM 3095	\$1,200,000	31/08/2023

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:

05/02/2024 16:11

38 Hartland Way, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

December quarter 2023: \$1,265,000



Property Type: House (Previously Occupied - Detached)

Land Size: 843 sqm approx

Agent Comments

Comparable Properties



7 Ridgeview St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,249,500

Method: Private Sale

Date: 27/10/2023

Property Type: House

Land Size: 933 sqm approx



12 Bainbridge Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,222,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 816 sqm approx



7 Long Valley Way ELTHAM 3095 (VG)

Agent Comments



Price: \$1,200,000

Method: Sale

Date: 31/08/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 1198 sqm approx

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



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