Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	79b Orchard Avenue, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000	&	\$625,000
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Median sale price

Median price	\$1,255,000	Pro	perty Type	House		Suburb	Eltham North
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	5 Kim St DIAMOND CREEK 3089	\$625,000	18/11/2023
2	6 Cockatoo Ct DIAMOND CREEK 3089	\$515,000	22/10/2023
3			

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:	15/02/2024 11:39



Date of sale

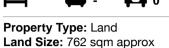


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Indicative Selling Price \$590,000 - \$625,000 **Median House Price** December quarter 2023: \$1,255,000

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Agent Comments

Comparable Properties



5 Kim St DIAMOND CREEK 3089 (REI)

Price: \$625,000 Method: Private Sale Date: 18/11/2023 Property Type: Land

Land Size: 1000 sqm approx

Agent Comments



6 Cockatoo Ct DIAMOND CREEK 3089

(REI/VG)

Price: \$515,000 Method: Private Sale Date: 22/10/2023 Property Type: Land Land Size: 958 sqm approx Agent Comments

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.

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