

# 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

79b Orchard Avenue, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$625,000

### Median sale price

Median price \$1,255,000 Property 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 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	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



**Property Type:** Land

**Land Size:** 762 sqm approx

Agent Comments

## Comparable Properties



**5 Kim St DIAMOND CREEK 3089 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 18/11/2023

**Property Type:** Land

**Land Size:** 1000 sqm approx



**6 Cockatoo Ct DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 22/10/2023

**Property Type:** Land

**Land Size:** 958 sqm approx

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.