

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

74 Parry Road Eltham North VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Eltham North

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

20 Lesay Drive St Helena VIC 3088	\$943,600	03-Feb-21
7 Windmill Rise Diamond Creek VIC 3089	\$939,000	22-Dec-20
18 Calendonias Drive Eltham North VIC 3095	\$970,000	29-Mar-21

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 6 months.

This Statement of Information was prepared on: 21 May 2021



20 Lesay Drive St Helena VIC 3088 Sold Price **\$943,600** Sold Date **03-Feb-21**

 3  2  2

Distance **0.75km**



7 Windmill Rise Diamond Creek VIC 3089 Sold Price **\$939,000** Sold Date **22-Dec-20**

 3  2  2

Distance **0.76km**



18 Calendonias Drive Eltham North VIC 3095 Sold Price ^{RS} **\$970,000** Sold Date **29-Mar-21**

 3  2  2

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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