

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

48 Manning Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,305,000

Property Type House

Suburb Eltham North

Period - From 01/04/2021

to 31/03/2022

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	26 Allison Cr ELTHAM NORTH 3095	\$1,302,000	14/05/2022
2	12 Eskdale Ct ELTHAM NORTH 3095	\$1,300,000	23/04/2022
3	144 Glen Park Rd ELTHAM NORTH 3095	\$1,250,000	21/05/2022

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:

25/05/2022 21:16



4 2 2

Property Type: Land
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2022: \$1,305,000

Comparable Properties



26 Allison Cr ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,302,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 894 sqm approx



12 Eskdale Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 804 sqm approx



144 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

5 2 2

Price: \$1,250,000
Method: Private Sale
Date: 21/05/2022
Property Type: House
Land Size: 750 sqm approx

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