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

32 John Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,330,000		&		\$1,430,000				
Median sale price									
Median price	\$1,285,000	Property Type Ho		Ηοι	JSE		Suburb	Eltham	
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	72 Porter St ELTHAM 3095	\$1,400,000	19/04/2022
2	6 Barriedale Ct ELTHAM 3095	\$1,400,000	09/04/2022
3	21 Elsa Ct ELTHAM 3095	\$1,385,000	27/01/2022

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:

10/06/2022 14:49



32 John Street, Eltham Vic 3095



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 690 sqm approx Agent Comments Indicative Selling Price \$1,330,000 - \$1,430,000 Median House Price March quarter 2022: \$1,285,000

Comparable Properties

72 Porter St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 19/04/2022 Property Type: House (Res) Land Size: 694 sqm approx	Agent Comments
6 Barriedale Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,400,000 Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 827 sqm approx	Agent Comments
21 Elsa Ct ELTHAM 3095 (REI/VG) 2 2 3 Price: \$1,385,000 Method: Auction Sale Date: 27/01/2022 Property Type: House Land Size: 721 sqm approx	Agent Comments

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



Propertydata

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