## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 19 Wattle Grove, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,300,000	Pro	Property Type Hou		ouse		Suburb	Eltham	
Period - From	01/07/2021	to	30/06/2022		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 sixmonths 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	22 Hillcrest Av ELTHAM 3095	\$1,600,000	14/04/2022
2	49 John St ELTHAM 3095	\$1,511,400	06/04/2022
3			

OR

**B**<sup>\*</sup> 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:

24/08/2022 14:45









Property Type: House (Res) Land Size: 776 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending June 2022: \$1,300,000

# **Comparable Properties**

22 Hillcrest Av ELTHAM 3095 (REI/VG) 4 3 3 3 Price: \$1,600,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 1172 sqm approx	Agent Comments
49 John St ELTHAM 3095 (REI/VG) → 3 → 2 → 2 Price: \$1,511,400 Method: Private Sale Date: 06/04/2022 Rooms: 4 Property Type: House (Res) Land Size: 932 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.

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

propertydata



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