## 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 29A View Hill Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$1,200,000		&		\$1,250,0	00		
Median sale p	rice							
Median price	\$1,183,950	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/04/2021	to	30/06/2021		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.

Address of comparable property		Price	Date of sale
1	1/19 Souter St ELTHAM 3095	\$1,245,000	29/05/2021
2	48 Eucalyptus Rd ELTHAM 3095	\$1,240,000	10/07/2021
3	130 Arthur St ELTHAM 3095	\$1,200,000	05/05/2021

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:

25/08/2021 16:09



29A View Hill Crescent, Eltham Vic 3095







**Property Type:** Strata Unit/Flat Agent Comments

9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price June quarter 2021: \$1,183,950

# **Comparable Properties**

COR SAP	1/19 Souter St ELTHAM 3095 (REI/VG)	Agent Comments
	Price: \$1,245,000 Method: Private Sale Date: 29/05/2021 Property Type: House Land Size: 1265 sqm approx	
	48 Eucalyptus Rd ELTHAM 3095 (REI)	Agent Comments
	Price: \$1,240,000 Method: Auction Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 794 sqm approx	
the stall	130 Arthur St ELTHAM 3095 (REI) 4 2 2 2	Agent Comments
	Price: \$1,200,000 Method: Sold Before Auction Date: 05/05/2021 Property Type: House (Res) Land Size: 824 sqm approx	

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





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