

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

5 Okunda Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$1,315,000

Property Type House

Suburb Eltham North

Period - From 03/05/2021

to 02/05/2022

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	83 Karingal Dr BRIAR HILL 3088	\$860,000	05/04/2022
2	5 St Helena Rd GREENSBOROUGH 3088	\$850,000	26/11/2021
3	171 Grand Blvd MONTMORENCY 3094	\$840,000	25/02/2022

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:

03/05/2022 14:25

5 Okunda Place, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$830,000 - \$880,000

Median House Price

03/05/2021 - 02/05/2022: \$1,315,000



3 1 0

Property Type: House

Land Size: 1020 sqm approx

Agent Comments

Comparable Properties



83 Karingal Dr BRIAR HILL 3088 (REI)

Agent Comments

3 1 -

Price: \$860,000

Method: Private Sale

Date: 05/04/2022

Property Type: House

Land Size: 1279 sqm approx



5 St Helena Rd GREENSBOROUGH 3088 (VG) **Agent Comments**

3 - -

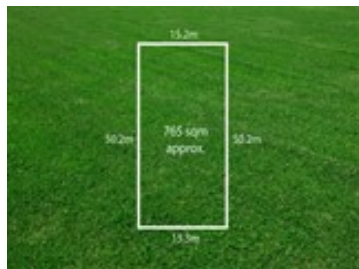
Price: \$850,000

Method: Sale

Date: 26/11/2021

Property Type: House (Res)

Land Size: 832 sqm approx



171 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments

3 1 -

Price: \$840,000

Method: Private Sale

Date: 25/02/2022

Property Type: House

Land Size: 765 sqm approx

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



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