

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

4/16 Piper Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/06/2022

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	10 Ambassador Rise RESEARCH 3095	\$1,375,000	06/06/2022
2	25 Moola PI ELTHAM 3095	\$1,345,000	04/08/2022
3	503 Reynolds Rd ELTHAM 3095	\$1,310,000	10/09/2022

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:

27/09/2022 10:59

4/16 Piper Crescent, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2022: \$1,300,000



4 4 3

Property Type: Land (Res)

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



10 Ambassador Rise RESEARCH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000

Method: Private Sale

Date: 06/06/2022

Property Type: House (Res)

Land Size: 800 sqm approx



25 Moola PI ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,345,000

Method: Private Sale

Date: 04/08/2022

Property Type: House

Land Size: 1042 sqm approx



503 Reynolds Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,310,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 969 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.