

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 Monterey Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham North

Period - From 01/04/2022 to 31/03/2023 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	2/3 Carmen CI ELTHAM 3095	\$997,000	25/03/2023
2	2/1146 Main Rd ELTHAM 3095	\$888,500	14/12/2022
3	6 Barrel Rise ELTHAM 3095	\$885,000	15/12/2022

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:

16/05/2023 11:29

5 Monterey Close, Eltham North Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending March 2023: \$1,210,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



2/3 Carmen CI ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$997,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Townhouse (Res)

Land Size: 371 sqm approx



2/1146 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$888,500

Method: Private Sale

Date: 14/12/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 157 sqm approx



6 Barrel Rise ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$885,000

Method: Private Sale

Date: 15/12/2022

Rooms: 5

Property Type: House (Res)

Land Size: 286 sqm approx

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



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