

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

1/14 Marian Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$750,000

&

\$799,000

Median sale price

Median price \$875,000

Property Type Unit

Suburb Eltham North

Period - From 25/06/2023

to 24/06/2024

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	284 St Helena Rd ST HELENA 3088	\$820,000	09/11/2023
2	6/1 Coolabah Dr ELTHAM 3095	\$760,000	21/03/2024
3	3/16 Fyffe St DIAMOND CREEK 3089	\$756,000	20/05/2024

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:

25/06/2024 09:15



3
 1
 2

Property Type: Unit
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$799,000
Median Unit Price
 25/06/2023 - 24/06/2024: \$875,000

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.

Comparable Properties

284 St Helena Rd ST HELENA 3088 (VG)

Agent Comments

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Price: \$820,000
Method: Sale
Date: 09/11/2023
Property Type: Flat/Unit/Apartment (Res)



6/1 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

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 1
 2

Price: \$760,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit
Land Size: 342 sqm approx



3/16 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

3
 2
 2

Price: \$756,000
Method: Private Sale
Date: 20/05/2024
Property Type: Townhouse (Single)
Land Size: 233 sqm approx

Account - Barry Plant | P: 03 9842 8888