Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

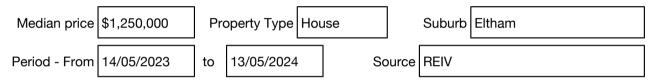
Address Including suburb and postcode

52 Malabar Crescent, Eltham Vic 3095

Indicative selling price

Single price \$1,180,000

Median sale price



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	75 Scenic Cr ELTHAM NORTH 3095	\$1,170,000	27/03/2024
2	7 Cronus Ct ELTHAM 3095	\$1,150,000	18/01/2024
3	8 Scarlet Ash Ct ELTHAM 3095	\$1,115,000	12/03/2024

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:

14/05/2024 17:19





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 818 sqm approx Agent Comments Indicative Selling Price \$1,180,000 Median House Price 14/05/2023 - 13/05/2024: \$1,250,000

Comparable Properties

75 Scenic Cr ELTHAM NORTH 3095 (REI) 4 2 2 2 Price: \$1,170,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 1500 sqm approx	Agent Comments
7 Cronus Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,150,000 Method: Private Sale Date: 18/01/2024 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments
8 Scarlet Ash Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,115,000 Method: Private Sale Date: 12/03/2024 Property Type: House Land Size: 905 sqm approx	Agent Comments

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.