

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

10 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2022

to

31/12/2022

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	124 Rattray Rd MONTMORENCY 3094	\$810,000	24/11/2022
2	3 Walsh St ELTHAM 3095	\$780,000	21/12/2022
3			

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:

13/04/2023 16:58

10 Walsh Street, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2022: \$1,250,000



Property Type: Unit

Agent Comments

Comparable Properties



124 Rattray Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$810,000

Method: Private Sale

Date: 24/11/2022

Rooms: 5

Property Type: House (Res)

Land Size: 749 sqm approx



3 Walsh St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 371 sqm approx

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.

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



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