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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 30 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	v.au/	/underquot	ing				
Single price	e \$1,250,000									
Median sale price										
Median price	\$1,250,000	Pro	Property Type House				Suburb	Eltham		
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Culgoa Ct ELTHAM 3095	\$1,300,000	14/10/2021
2	7 Crofton Ct ELTHAM 3095	\$1,220,888	30/09/2021
3	13 Heddon Ct ELTHAM 3095	\$1,200,000	04/12/2021

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:

24/02/2022 09:39



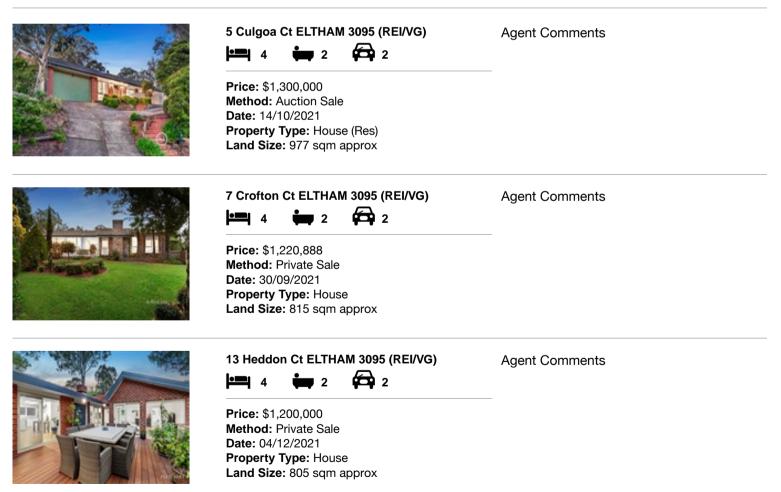






Property Type: House Land Size: 898 sqm approx Agent Comments Indicative Selling Price \$1,250,000 Median House Price Year ending December 2021: \$1,250,000

Comparable Properties



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



Propertydata

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