

## 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

31 RIDGEVIEW STREET ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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 REGINA COURT ELTHAM VIC 3095	\$1,480,000	18-Mar-24
12 HEDDON COURT ELTHAM VIC 3095	\$1,130,000	16-Apr-24
6 KALBAR ROAD ELTHAM VIC 3095	\$1,250,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 29 April 2024

Jason Stepanow  
P 9431 1243  
M 0405159650  
E jstepanow@barryplant.com.au



### 1 REGINA COURT ELTHAM VIC 3095

 5  4  2

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **18-Mar-24**

Distance **0.55km**



### 12 HEDDON COURT ELTHAM VIC 3095

 4  3  2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **16-Apr-24**

Distance **0.65km**



### 6 KALBAR ROAD ELTHAM VIC 3095

 4  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **23-Mar-24**

Distance **0.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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