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 2 Ibsley Square, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,090,000							
Median sale price								
Median price	\$1,300,000	Property Type House			Suburb Eltham			
Period - From	01/07/2021	to	30/06/2022	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	21 Milborne Cr ELTHAM 3095	\$1,100,000	05/05/2022
2			
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.

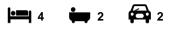
This Statement of Information was prepared on:

29/08/2022 09:43









Property Type: House (Res) Land Size: 819 sqm approx Agent Comments Indicative Selling Price \$1,090,000 Median House Price Year ending June 2022: \$1,300,000

Comparable Properties



21 Milborne Cr ELTHAM 3095 (REI/VG)



Price: \$1,100,000 Method: Private Sale Date: 05/05/2022 Property Type: House Land Size: 929 sqm approx Agent Comments

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.

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propertydata



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