## 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

22 Echidna Road, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,480,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Ηοι	ISE		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.

Ado	dress of comparable property	Price	Date of sale
1	24 Echidna Rd ELTHAM 3095	\$1,520,000	28/02/2022
2	12 Echidna Rd ELTHAM 3095	\$1,510,000	11/10/2021
3	63 Leane Dr ELTHAM 3095	\$1,481,000	08/02/2022

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:

22/03/2022 09:08



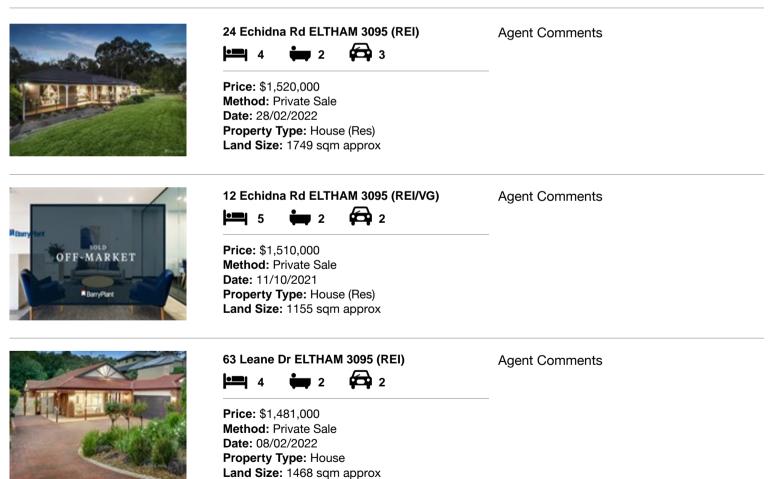






**Property Type:** House **Land Size:** 1884 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,540,000 Median House Price Year ending December 2021: \$1,250,000

# **Comparable Properties**



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



propertydata comai

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