

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

7 VINE STREET ELTHAM VIC 3095

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Eltham

Period-from

01 Nov 2022

to

31 Oct 2023

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

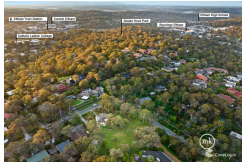
Date of sale

1/55 WARRINGAH CRESCENT ELTHAM VIC 3095	\$1,090,000	04-Oct-23
70 SCENIC CRESCENT ELTHAM NORTH VIC 3095	\$1,255,000	10-Aug-23
26 ORCHARD AVENUE ELTHAM NORTH VIC 3095	\$970,000	10-Sep-23

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: 24 November 2023



**1/55 WARRINGAH CRESCENT
ELTHAM VIC 3095**

 3  3  2

Sold Price ^{RS} **\$1,090,000** Sold Date **04-Oct-23**

Distance **0.54km**



**70 SCENIC CRESCENT ELTHAM
NORTH VIC 3095**

 4  2  2

Sold Price ^{RS} **\$1,255,000** Sold Date **10-Aug-23**

Distance **0.28km**



**26 ORCHARD AVENUE ELTHAM
NORTH VIC 3095**

 3  1  1

Sold Price **\$970,000** Sold Date **10-Sep-23**

Distance **0.98km**

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

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