

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

40 Highpoint Crescent, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$1,086,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2022

to

31/12/2022

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 six 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	3 Keswick Rise ELTHAM 3095	\$960,000	17/12/2022
2	114 Bridge St ELTHAM 3095	\$936,500	25/11/2022
3	15 York St ELTHAM 3095	\$920,000	05/12/2022

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:

09/02/2023 13:39



3 2 2

Property Type: House (Res)
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
December quarter 2022: \$1,086,000

Comparable Properties



3 Keswick Rise ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$960,000
Method: Sold Before Auction
Date: 17/12/2022
Property Type: House
Land Size: 794 sqm approx



114 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$936,500
Method: Sold Before Auction
Date: 25/11/2022
Property Type: House (Res)
Land Size: 864 sqm approx



15 York St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$920,000
Method: Private Sale
Date: 05/12/2022
Rooms: 4
Property Type: House (Res)
Land Size: 430 sqm approx