Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,300,000

Property offered for sale

Address	36 Parsons Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Trange between \$1,273,000 \$\tag{\pi}1,323,000	Range between	\$1,275,000	&	\$1,325,000
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Median sale price

Median price	\$1,265,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2023	to	30/09/2024		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.

Add	dress of comparable property	Price	Date of sale
1	14 Pickwood Rise RESEARCH 3095	\$1,330,000	11/12/2024
2	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024

OR

4/13 Piper Cr ELTHAM 3095

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:	25/12/2024 18:34



30/08/2024



John Le Gros 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au

Indicative Selling Price \$1,275,000 - \$1,325,000 **Median House Price**

Year ending September 2024: \$1,265,000



Property Type: House (Res) Land Size: 1835 sqm approx

Agent Comments

Comparable Properties



14 Pickwood Rise RESEARCH 3095 (REI)

Price: \$1,330,000 Method: Private Sale Date: 11/12/2024

Property Type: House (Res) Land Size: 1017 sqm approx **Agent Comments**



5 Orbel Ct ELTHAM 3095 (REI)

Agent Comments

Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 31/10/2024 Property Type: House

Land Size: 1003 sqm approx



4/13 Piper Cr ELTHAM 3095 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 30/08/2024

Rooms: 8

Property Type: House (Res) Land Size: 997 sqm approx

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





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