

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

5 Plumtree Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 01/10/2022

to

30/09/2023

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	13 Barriedale Ct ELTHAM 3095	\$1,658,000	14/10/2023
2	10 Flint St ELTHAM 3095	\$1,600,000	27/05/2023
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:

17/10/2023 14:01

5 Plumtree Close, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au



 4  2  2

Rooms: 7

Property Type: House

Land Size: 1745 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2023: \$1,200,000

Comparable Properties



13 Barriedale Ct ELTHAM 3095 (REI)

Agent Comments

 6  3  2

Price: \$1,658,000

Method: Private Sale

Date: 14/10/2023

Property Type: House

Land Size: 1050 sqm approx



10 Flint St ELTHAM 3095 (REI/VG)

Agent Comments

 7  3  1

Price: \$1,600,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 1014 sqm approx

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.

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



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