## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 28 Kerrie Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,085,000	Pro	Property Type Ho		ouse		Suburb	Eltham	
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Upland Ct ELTHAM NORTH 3095	\$1,090,000	31/10/2020
2	24 Elsa Ct ELTHAM 3095	\$1,025,000	06/02/2021
3			

OR

**B**<sup>\*</sup> 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:

08/04/2021 10:42





Pina Kara





Property Type: House Land Size: 819 sqm approx Agent Comments 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2020: \$1,085,000

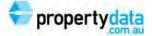
# **Comparable Properties**

7 Upland Ct ELTHAM NORTH 3095 (REI/VG) Price: \$1,090,000 Method: Private Sale Date: 31/10/2020 Property Type: House Land Size: 802 sqm approx	Agent Comments
24 Elsa Ct ELTHAM 3095 (REI) 3 1 2 Price: \$1,025,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res) Land Size: 879 sqm approx	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.