

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

27-29 Rockliffe Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,440,000

Median sale price

Median price

\$1,221,000

Property Type

House

Suburb

Eltham

Period - From

27/11/2022

to

26/11/2023

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	16 York St ELTHAM 3095	\$1,502,000	18/11/2023
2	126 Dalton St ELTHAM 3095	\$1,410,000	28/09/2023
3	12 Jelbart Ct ELTHAM 3095	\$1,365,000	18/11/2023

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:

27/11/2023 16:53



Property Type: House (Previously Occupied - Detached)
Land Size: 1963 sqm approx
Agent Comments

Indicative Selling Price

\$1,440,000

Median House Price

27/11/2022 - 26/11/2023: \$1,221,000

Comparable Properties



16 York St ELTHAM 3095 (REI)



Price: \$1,502,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 976 sqm approx

Agent Comments

Superior finished home on an inferior block



126 Dalton St ELTHAM 3095 (REI)



Price: \$1,410,000
Method: Private Sale
Date: 28/09/2023
Property Type: House (Res)
Land Size: 1135 sqm approx

Agent Comments

Smaller block backing onto Mount Pleasant Road, Eltham



12 Jelbart Ct ELTHAM 3095 (REI)



Price: \$1,365,000
Method: Auction Sale
Date: 18/11/2023
Rooms: 9
Property Type: House (Res)
Land Size: 1026 sqm approx

Agent Comments

Smaller block and needed substantial cosmetic and structural improvement

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