# 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

7 Bryan Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$850,000		&		\$920,000			
Median sale pr	rice							
Median price	\$1,300,000	Pro	Property Type Hous		se		Suburb	Eltham
Period - From	01/07/2023	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	7 Park West Rd ELTHAM 3095	\$932,000	26/06/2024
2	113 Pitt St ELTHAM 3095	\$920,000	16/05/2024
3	10 Green PI ELTHAM 3095	\$890,000	06/03/2024

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:

23/07/2024 13:56



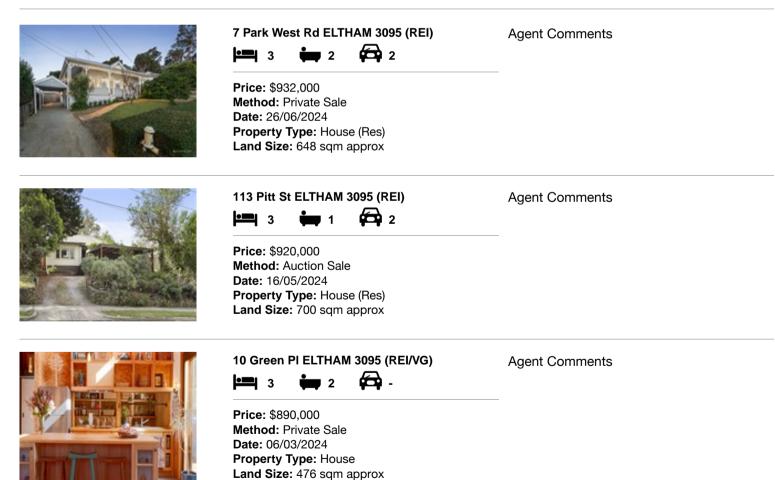






Property Type: House Land Size: 633 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price Year ending June 2024: \$1,300,000

# **Comparable Properties**



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