

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Eltham

Period - From 01/07/2023 to 30/06/2024 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.

	Address 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



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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



7 Park West Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$932,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 648 sqm approx



113 Pitt St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$920,000
Method: Auction Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 700 sqm approx



10 Green PI ELTHAM 3095 (REI/VG)

Agent Comments

3 2 -

Price: \$890,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 476 sqm approx

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