

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

65 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,087,500

Property Type

House

Suburb

Eltham North

Period - From

01/07/2020

to

30/06/2021

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	4 Drysdale Av ELTHAM 3095	\$1,565,000	09/07/2021
2	3 Clematis Rise ELTHAM NORTH 3095	\$1,565,000	26/03/2021
3	11 Dale Av ELTHAM NORTH 3095	\$1,500,500	10/07/2021

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:

31/08/2021 12:44



 4  2  2

Property Type: House
Land Size: 3190 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending June 2021: \$1,087,500

Comparable Properties



4 Drysdale Av ELTHAM 3095 (REI)

Agent Comments

 4  3  6

Price: \$1,565,000
Method: Private Sale
Date: 09/07/2021
Property Type: House
Land Size: 2651 sqm approx



3 Clematis Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 6  2  3

Price: \$1,565,000
Method: Private Sale
Date: 26/03/2021
Property Type: House (Res)
Land Size: 1954 sqm approx



11 Dale Av ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  3

Price: \$1,500,500
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 1245 sqm approx