## 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

12 Floriston Grove, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	Property Type Hous		se		Suburb	Eltham
Period - From	01/01/2022	to	31/12/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	35 Malabar Cr ELTHAM 3095	\$1,230,000	31/01/2023
2	46 Glenister Dr ELTHAM 3095	\$1,125,000	16/02/2023
3	14 Floriston Gr ELTHAM 3095	\$985,000	19/01/2023

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:

23/03/2023 10:01





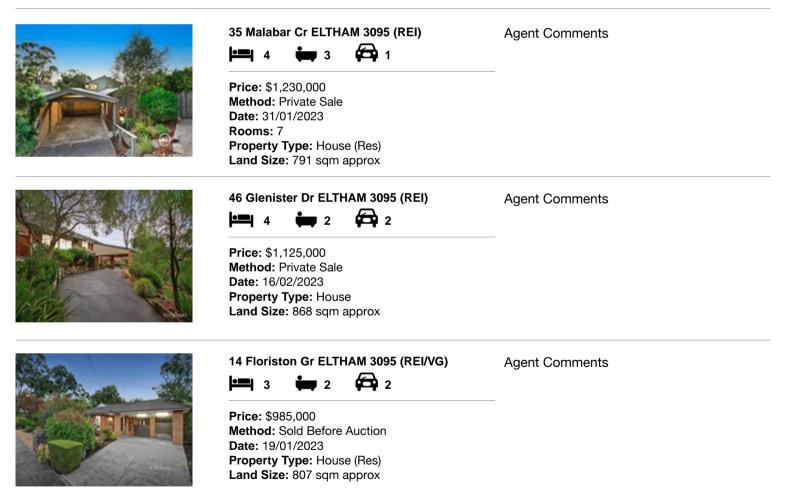
Aaron Yeats 9431 1222



**Property Type:** House Land Size: 789 sqm approx Agent Comments 0400 067 024 aaronyeats@jelliscraig.com.au Indicative Selling Price

\$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2022: \$1,250,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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