

# 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

1 Greenleaf Court, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,350,000 Property Type House Suburb Eltham North

Period - From 01/10/2021 to 31/12/2021 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                              | 188 Scenic Cr ELTHAM NORTH 3095    | \$1,050,000 | 18/10/2021   |
| 2                              | 11 Mulgowrie Ct GREENSBOROUGH 3088 | \$1,036,000 | 14/12/2021   |
| 3                              | 24 Progress Rd ELTHAM NORTH 3095   | \$1,005,000 | 31/01/2022   |

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:

16/02/2022 11:28



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**Property Type:** House  
**Land Size:** 1062 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
December quarter 2021: \$1,350,000

## Comparable Properties



**188 Scenic Cr ELTHAM NORTH 3095 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 18/10/2021  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**11 Mulgowrie Ct GREENSBOROUGH 3088 (REI)** **Agent Comments**

 4  2  4

**Price:** \$1,036,000  
**Method:** Private Sale  
**Date:** 14/12/2021  
**Property Type:** House  
**Land Size:** 866 sqm approx



**24 Progress Rd ELTHAM NORTH 3095 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 31/01/2022  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx

**Account - Barry Plant** | P: 03 9842 8888