

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

233 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$1,660,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Lower Plenty

Period - From

02/10/2022

to

01/10/2023

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 Baxter St ELTHAM 3095	\$1,677,000	26/06/2023
2			
3			

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:

02/10/2023 11:23



 4  2  4

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price

\$1,660,000

Median House Price

02/10/2022 - 01/10/2023: \$1,410,000

Comparable Properties



4 Baxter St ELTHAM 3095 (REI)

 5  3  -

Price: \$1,677,000
Method: Private Sale
Date: 26/06/2023
Rooms: 8
Property Type: House (Res)
Land Size: 1197 sqm approx

Agent Comments

Similar size property however Baxter Street did not have a pool

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.

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