

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 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,153,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2022

to

30/09/2023

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	56 Banks Rd ELTHAM NORTH 3095	\$1,675,000	01/06/2023
2	129 Scenic Cr ELTHAM NORTH 3095	\$1,641,900	22/07/2023
3	4 Dobell Dr ELTHAM 3095	\$1,640,000	03/10/2023

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:

31/10/2023 08:50

7 Orchard Avenue, Eltham North Vic 3095

**Jellis
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



6 2 2

Property Type: House (Res)

Land Size: 1910 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

Year ending September 2023: \$1,153,000

Comparable Properties



56 Banks Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

5 2 3

Price: \$1,675,000

Method: Private Sale

Date: 01/06/2023

Property Type: House (Res)

Land Size: 1978 sqm approx



129 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$1,641,900

Method: Private Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 3200 sqm approx



4 Dobell Dr ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,640,000

Method: Private Sale

Date: 03/10/2023

Property Type: House (Res)

Land Size: 2698 sqm approx

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



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