

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

4 Punari Mews, Eltham Vic 3095

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,189,000 Property Type House Suburb Eltham

Period - From 01/07/2022 to 30/06/2023 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	13 Hyacinth St BRIAR HILL 3088	\$980,000	03/06/2023
2	6 Meruka Dr ELTHAM 3095	\$960,000	25/09/2023
3	26 Meruka Dr ELTHAM 3095	\$960,000	19/05/2023

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:

02/10/2023 16:15



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Property Type: House
Land Size: 819 sqm approx

Agent Comments

Double lock up garage, entertaining deck.

Indicative Selling Price

\$940,000 - \$990,000

Median House Price

Year ending June 2023: \$1,189,000

Comparable Properties



13 Hyacinth St BRIAR HILL 3088 (REI/VG)

Agent Comments

3
 2
 2

Price: \$980,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 792 sqm approx



6 Meruka Dr ELTHAM 3095 (REI)

Agent Comments

4
 2
 2

Price: \$960,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 790 sqm approx



26 Meruka Dr ELTHAM 3095 (REI/VG)

Agent Comments

3
 2
 3

Price: \$960,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 803 sqm approx

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