## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 29 Withers Way, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$850,000		&		\$900,000				
Median sale price									
Median price	\$1,085,000	Pro	Property Type H		louse		Suburb	Eltham	
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/82 Airlie Rd MONTMORENCY 3094	\$900,000	09/02/2021
2	69 Reichelt Av MONTMORENCY 3094	\$875,000	16/02/2021
3			

OR

**B**<sup>\*</sup> 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:

09/03/2021 18:24



29 Withers Way, Eltham Vic 3095



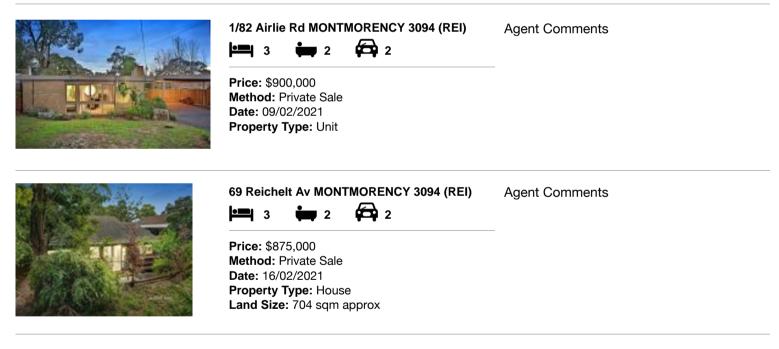




**Property Type:** Agent Comments Pina Kara 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median House Price December quarter 2020: \$1,085,000

# **Comparable Properties**



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.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.