

# 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

3 Stringybark Road, Eltham 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 \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$1,204,000

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

31/03/2023

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	9 Banoon Rd ELTHAM 3095	\$2,140,000	10/12/2022
2	1 Jalna Ct ELTHAM 3095	\$2,011,000	04/05/2023
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:

18/05/2023 17:00



 4  4  5

**Rooms:** 7

**Property Type:** House

**Land Size:** 4818 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

Year ending March 2023: \$1,204,000

## Comparable Properties



**9 Banoon Rd ELTHAM 3095 (REI/VG)**

 4  2  4

**Price:** \$2,140,000

**Method:** Private Sale

**Date:** 10/12/2022

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 4090 sqm approx

[Agent Comments](#)

Larger and more conventional home of similar character. Considered to be superior overall to subject property.



**1 Jalna Ct ELTHAM 3095 (REI)**

 5  3  2

**Price:** \$2,011,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** House

**Land Size:** 3657 sqm approx

[Agent Comments](#)

Larger and more conventional home of similar character. Considered to be superior overall to subject property.

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