

# 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

2/11 Walsh Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 17/01/2023

to

16/01/2024

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	2/176 Sherbourne Rd MONTMORENCY 3094	\$1,001,250	12/01/2024
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:

17/01/2024 11:44



3 0 2

Property Type:  
Flat/Unit/Apartment (Res)  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,050,000  
Median House Price  
17/01/2023 - 16/01/2024: \$1,200,000

## Comparable Properties



2/176 Sherbourne Rd MONTMORENCY 3094  
(REI)

3 2 2

Price: \$1,001,250  
Method: Private Sale  
Date: 12/01/2024  
Property Type: Townhouse (Res)

Agent Comments  
Sherbourne Road is a busier location than Walsh Street

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.