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

22 Echidna Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,440,000		&		\$1,520,000				
Median sale price									
Median price	\$1,260,000	Pro	Property Type Hous		se		Suburb	Eltham	
Period - From	30/10/2023	to	29/10/2024		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	156 Allendale Rd ELTHAM 3095	\$1,455,000	09/10/2024
2	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024
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:

30/10/2024 11:52



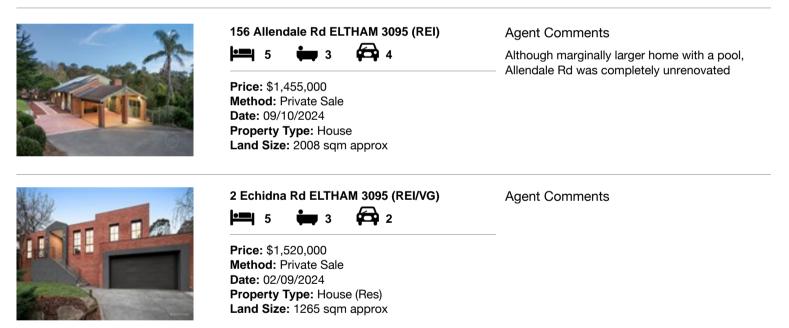






Property Type: House **Land Size:** 1884 sqm approx Agent Comments Indicative Selling Price \$1,440,000 - \$1,520,000 Median House Price 30/10/2023 - 29/10/2024: \$1,260,000

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.

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propertydata



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