

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

95 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Eltham North

Period - From 01/10/2021 to 31/12/2021 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	185 Rattray Rd MONTMORENCY 3094	\$1,600,000	23/09/2021
2	7 Hollyoak Rise ELTHAM NORTH 3095	\$1,565,000	05/12/2021
3	14 St Andrews Ct ELTHAM NORTH 3095	\$1,300,000	08/11/2021

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:

04/03/2022 13:13

95 Progress Road, Eltham North Vic 3095



Property Type: House (Previously Occupied - Detached)

Land Size: 1148 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2021: \$1,350,000

Comparable Properties



185 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$1,600,000

Method: Private Sale

Date: 23/09/2021

Property Type: House

Land Size: 1552 sqm approx



7 Hollyoak Rise ELTHAM NORTH 3095 (REI/VG) **Agent Comments**



Price: \$1,565,000

Method: Private Sale

Date: 05/12/2021

Property Type: House

Land Size: 1307 sqm approx



14 St Andrews Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**



Price: \$1,300,000

Method: Private Sale

Date: 08/11/2021

Property Type: House (Res)

Land Size: 750 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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