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

10 Ancona Court, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,250,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	01/01/2021	to	31/12/2021		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 six months 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	3 Girraween Dr ELTHAM 3095	\$1,361,500	15/02/2022
2	100 Arthur St ELTHAM 3095	\$1,290,000	26/02/2022
3	30 Shalbury Av ELTHAM 3095	\$1,250,000	05/03/2022

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:

23/03/2022 17:07



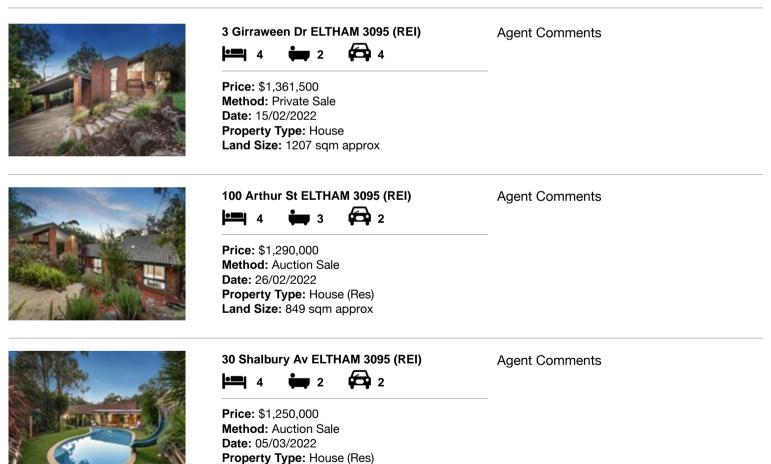






Rooms: 6 Property Type: House (Res) Land Size: 852 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending December 2021: \$1,250,000

Comparable Properties



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



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Land Size: 898 sqm approx

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