

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

1 Brushtail Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$824,000

Property Type Unit

Suburb Eltham North

Period - From 06/03/2022

to

05/03/2023

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	4/40 Livingstone Rd ELTHAM 3095	\$651,000	19/11/2022
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:

06/03/2023 10:38

1 Brushtail Close, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

06/03/2022 - 05/03/2023: \$824,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/40 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$651,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)

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



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