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

48 View Hill Crescent, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,550,000		&		\$1,620,000				
Median sale price									
Median price	\$1,265,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/10/2023	to	31/12/2023		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	17 Mulberry Ct ELTHAM 3095	\$1,640,000	05/03/2024
2	31 Bainbridge Dr ELTHAM 3095	\$1,585,000	06/03/2024
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:

14/03/2024 12:13









Property Type: House Land Size: 941 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,620,000 Median House Price December quarter 2023: \$1,265,000

Comparable Properties

17 Mulberry Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,640,000 Method: Private Sale Date: 05/03/2024 Property Type: House Land Size: 900 sqm approx	Agent Comments
31 Bainbridge Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,585,000 Method: Private Sale Date: 06/03/2024 Property Type: House Land Size: 911 sqm approx	Agent Comments

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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