

## 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

29 VIEW HILL CRESCENT ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,280,000

&

\$2,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Eltham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 24 VIEW HILL CRESCENT ELTHAM VIC 3095 | \$1,961,000 | 14-Sep-23 |
| 5 RENSHAW DRIVE ELTHAM VIC 3095       | \$2,105,000 | 18-Nov-23 |
|                                       |             |           |

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 6 months.

This Statement of Information was prepared on: 23 November 2023



**24 VIEW HILL CRESCENT ELTHAM  
VIC 3095**

Sold Price

<sup>RS</sup>

**\$1,961,000**

Sold Date

**14-Sep-23**



4



2



4

Distance

**0.08km**



**5 RENSHAW DRIVE ELTHAM VIC  
3095**

Sold Price

<sup>RS</sup>

**\$2,105,000**

Sold Date

**18-Nov-23**



4



2



2

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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