

## 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

44 Parsons Road Eltham VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$919,000

Property type

House

Suburb

Eltham

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                |           |           |
|--------------------------------|-----------|-----------|
| 4 Natalie Mews Eltham VIC 3095 | \$891,500 | 18-Nov-19 |
| 12 Booth Court Eltham VIC 3095 | \$860,000 | 04-Mar-20 |
| 29 Leane Drive Eltham VIC 3095 | \$970,000 | 07-Oct-19 |

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: 16 March 2020



## 4 Natalie Mews Eltham VIC 3095

Sold Price

**\$891,500**

Sold Date

**18-Nov-19**

4

2

2

Distance

**0.3km**



## 12 Booth Court Eltham VIC 3095

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**04-Mar-20**

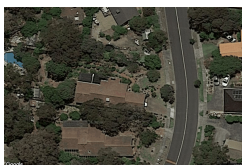
4

2

2

Distance

**0.61km**



## 29 Leane Drive Eltham VIC 3095

Sold Price

**\$970,000**

Sold Date

**07-Oct-19**

3

1

2

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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