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

34 Sherbrooke Street, Eltham North Vic 3095

Indicative selling price

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

Range between | $1,500,000 | & | $1,600,000

Median sale price

| Median price | $1,250,000 | Property Type | House | Suburb | Eltham North |

| Period - From | 01/07/2023 | to | 30/06/2024 | 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 11 Dale Av ELTHAM NORTH 3095	$1,485,000	25/06/2024
2 23 Laurel Hill Dr ELTHAM NORTH 3095	$1,520,000	25/05/2024
3 48 View Hill Cr ELTHAM 3095	$1,580,000	10/04/2024

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: 12/08/2024 15:39

34 Sherbrooke Street, Eltham North Vic 3095

4   **3**   **2**

Property Type: House
Land Size: 2021 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2024: $1,250,000

Comparable Properties

11 Dale Av ELTHAM NORTH 3095 (REI)

4   **2**   **3**

Price: $1,485,000
Method: Private Sale
Date: 25/06/2024
Rooms: 6
Property Type: House (Res)
Land Size: 1258 sqm approx

Agent Comments

23 Laurel Hill Dr ELTHAM NORTH 3095 (REI)

6   **3**   **6**

Price: $1,520,000
Method: Private Sale
Date: 25/05/2024
Property Type: House
Land Size: 2004 sqm approx

Agent Comments

48 View Hill Cr ELTHAM 3095 (REI/VG)

5   **3**   **2**

Price: $1,580,000
Method: Private Sale
Date: 10/04/2024
Property Type: House (Res)
Land Size: 941 sqm approx

Agent Comments

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