

## 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

2 INEZ AVENUE 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Eltham

Period-from

01 Aug 2022

to

31 Jul 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

1/43 SILVER STREET ELTHAM VIC 3095	\$800,000	18-Mar-23
220 RATTRAY ROAD MONTMORENCY VIC 3094	\$888,000	24-Feb-23
15 YORK STREET ELTHAM VIC 3095	\$920,000	05-Dec-22

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: 03 August 2023

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**1/43 SILVER STREET ELTHAM VIC  
3095**

3 1 1

Sold Price

**\$800,000**

Sold Date

**18-Mar-23**

Distance

**0.34km**

**220 RATTRAY ROAD  
MONTMORENCY VIC 3094**

3 1 2

Sold Price

**\$888,000**

Sold Date

**24-Feb-23**

Distance

**0.8km**

**15 YORK STREET ELTHAM VIC  
3095**

2 2 1

Sold Price

**\$920,000**

Sold Date

**05-Dec-22**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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