# 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

28 Echidna Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,040,000		&		\$1,120,000					
Median sale p	rice									
Median price	\$1,262,500	Pro	operty Type	Hou	se		Suburb	Eltham		
Period - From	14/10/2023	to	13/10/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	21 Dandallo Dr ELTHAM 3095	\$1,100,000	06/09/2024
2	3 Wynvale Ct ELTHAM 3095	\$1,075,000	16/08/2024
3	26 Andrews St ELTHAM 3095	\$1,100,000	09/07/2024

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:

14/10/2024 17:02









**Property Type:** House **Land Size:** 952 sqm approx Agent Comments Indicative Selling Price \$1,040,000 - \$1,120,000 Median House Price 14/10/2023 - 13/10/2024: \$1,262,500

# **Comparable Properties**



21 Dandallo Dr ELTHAM 3095 (REI)

Price: \$1,100,000

Method: Private Sale Date: 06/09/2024 Property Type: House (Res) Land Size: 802 sqm approx Agent Comments

Agent Comments



3 Wynvale Ct ELTHAM 3095 (REI)



Price: \$1,075,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 811 sqm approx

26 Andrews St ELTHAM 3095 (REI)



Price: \$1,100,000 Method: Private Sale Date: 09/07/2024 Property Type: House (Res) Land Size: 920 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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