

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

7 CRONUS COURT ELTHAM VIC 3095

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,500

Property type

House

Suburb

Eltham

Period-from

01 Dec 2022

to

30 Nov 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

3 FLINT STREET ELTHAM VIC 3095	\$1,070,000	11-Sep-23
120 SACKVILLE STREET MONTMORENCY VIC 3094	\$1,100,000	11-Sep-23
24 REICHELT AVENUE MONTMORENCY VIC 3094	\$1,150,000	13-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.~~

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3 FLINT STREET ELTHAM VIC 3095 Sold Price **\$1,070,000** Sold Date **11-Sep-23**

 4  1  2

Distance **0.2km**



**120 SACKVILLE STREET
MONTMORENCY VIC 3094** Sold Price **\$1,100,000** Sold Date **11-Sep-23**

 4  2  2

Distance **0.52km**



**24 REICHELT AVENUE
MONTMORENCY VIC 3094** Sold Price **\$1,150,000** Sold Date **13-Nov-23**

 3  1  2

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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