

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

7/2 Parsons Road, Eltham Vic 3095

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Eltham

Period - From 01/04/2020 to 31/03/2021 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	7/1443 Main Rd ELTHAM 3095	\$880,000	30/03/2021
2	4 White Gum PI RESEARCH 3095	\$830,000	09/02/2021
3	9/2 Parsons Rd ELTHAM 3095	\$780,000	01/03/2021

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:

27/04/2021 16:07



 4  2  2

Property Type: Townhouse

Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

Year ending March 2021: \$1,085,000

Comparable Properties



7/1443 Main Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 30/03/2021

Property Type: Townhouse (Single)

Land Size: 318 sqm approx



4 White Gum PI RESEARCH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 09/02/2021

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



9/2 Parsons Rd ELTHAM 3095 (REI)

Agent Comments

 3  3  2

Price: \$780,000

Method: Private Sale

Date: 01/03/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 285 sqm approx