Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/2 Parsons Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$790,000		&		\$850,000				
Median sale price									
Median price	\$1,085,000	Pro	Property Type H		House		Suburb	Eltham	
Period - From	01/04/2020	to	31/03/2021		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.

Ad	dress 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









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)



Price: \$880,000 Method: Private Sale Date: 30/03/2021 Property Type: Townhouse (Single) Land Size: 318 sqm approx Agent Comments



4 White Gum PI RESEARCH 3095 (REI/VG)

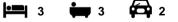
Agent Comments



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)

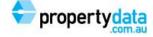


Agent Comments

Price: \$780,000 Method: Private Sale Date: 01/03/2021 Rooms: 6 Property Type: Townhouse (Res) Land Size: 285 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.