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

40 View Hill Crescent, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,550,000		&		\$1,650,000			
Median sale price								
Median price	\$1,300,000	Pro	operty Type Hous		se		Suburb	Eltham
Period - From	01/07/2023	to	30/06/2024		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 sixmonths 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	14 Fay St ELTHAM 3095	\$1,620,000	29/03/2024
2	48 View Hill Cr ELTHAM 3095	\$1,580,000	10/04/2024
3			

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:

17/07/2024 11:56



40 View Hill Crescent, Eltham Vic 3095



Aaron Yeats



Property Type: Divorce/Estate/Family Transfers Land Size: 1102 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending June 2024: \$1,300,000

Comparable Properties

14 Fay St ELTHAM 3095 (REI/VG) 14 Image: 1 the state 14 Image: 1 the state	Agent Comments
48 View Hill Cr ELTHAM 3095 (REI/VG) 5 3 2 Price: \$1,580,000 Method: Private Sale Date: 10/04/2024 Property Type: House (Res) Land Size: 941 sqm approx	Agent Comments

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.

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

propertydata



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