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

21 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,650,000				
Median sale price									
Median price	\$1,300,000	Pro	Property Type		House		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.

Address of comparable property		Price	Date of sale
1	40 Rockliffe St ELTHAM 3095	\$1,575,000	20/07/2024
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:

08/10/2024 13:18





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Property Type: House Land Size: 4640 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,650,000 Median House Price Year ending June 2024: \$1,300,000

Comparable Properties

40 Rockliffe St ELTHAM 3095 (REI/VG) 4 2 3 Price: \$1,575,000 Method: Auction Sale Date: 20/07/2024 Property Type: House (Res) Land Size: 693 sqm approx	Agent Comments
48 View Hill Cr ELTHAM 3095 (REI/VG) 5 3 48 View Hill Cr ELTHAM 3095 (REI/VG) 5 3 48 View Hill Cr ELTHAM 3095 (REI/VG) 5 2 48 View Hill Cr ELTHAM 3095 (REI/VG) 5 5 5 5 5 5 5 5 5 5 5 5 5	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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