

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

15 Griffin Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,232,500

Property Type House

Suburb Eltham

Period - From 08/03/2022

to

07/03/2023

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	11 Ingrams Rd RESEARCH 3095	\$1,348,000	18/10/2022
2	17 Crowe Ct ELTHAM 3095	\$1,330,000	03/12/2022
3	81 Valonia Dr ELTHAM 3095	\$1,293,000	19/09/2022

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:

08/03/2023 11:17

15 Griffin Court, Eltham Vic 3095

**Jellis
Craig**

Trent Grindal

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Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

08/03/2022 - 07/03/2023: \$1,232,500



 4  2  4

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



11 Ingrams Rd RESEARCH 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,348,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

Land Size: 763 sqm approx



17 Crowe Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,330,000

Method: Private Sale

Date: 03/12/2022

Property Type: House

Land Size: 1076 sqm approx



81 Valonia Dr ELTHAM 3095 (VG)

Agent Comments

 4  -  -

Price: \$1,293,000

Method: Sale

Date: 19/09/2022

Property Type: House (Res)

Land Size: 1254 sqm approx

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



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