

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

37 Banks Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Eltham North

Period - From

01/07/2021

to

30/06/2022

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	117 Progress Rd ELTHAM NORTH 3095	\$1,385,000	29/08/2022
2	1 Wombat Dr ELTHAM 3095	\$1,250,000	13/09/2022
3	35 Dobell Dr ELTHAM 3095	\$1,230,000	01/09/2022

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:

10/10/2022 12:02



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Property Type: House
Land Size: 3049 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
Year ending June 2022: \$1,320,000

Comparable Properties



117 Progress Rd ELTHAM NORTH 3095 (REI) **Agent Comments**

 5  2  -

Price: \$1,385,000
Method: Private Sale
Date: 29/08/2022
Property Type: House
Land Size: 2027 sqm approx



1 Wombat Dr ELTHAM 3095 (REI) **Agent Comments**

 4  2  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 13/09/2022
Property Type: House (Res)
Land Size: 2019 sqm approx



35 Dobell Dr ELTHAM 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,230,000
Method: Private Sale
Date: 01/09/2022
Property Type: House (Res)
Land Size: 2027 sqm approx