

# 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

10 Nundah Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,140,000 & \$1,160,000

### Median sale price

Median price \$1,280,500 Property Type House Suburb Eltham

Period - From 01/10/2021 to 30/09/2022 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	52 Stanley Av ELTHAM 3095	\$1,156,000	03/09/2022
2			
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.~~

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10 Nundah Drive, Eltham Vic 3095

**Jellis  
Craig**

John Le Gros

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**Indicative Selling Price**

\$1,140,000 - \$1,160,000

**Median House Price**

Year ending September 2022: \$1,280,500



 3  3  2

**Property Type:** House

**Land Size:** 793 sqm approx

Agent Comments

## Comparable Properties



**52 Stanley Av ELTHAM 3095 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,156,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House (Res)

**Land Size:** 1081 sqm approx

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



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