

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

61 Kelway Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,234,000

Property Type House

Suburb Eltham North

Period - From 24/01/2022

to

23/01/2023

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	5 Laurel Hill Dr ELTHAM NORTH 3095	\$1,245,000	24/11/2022
2	8 Greenleaf Ct ELTHAM NORTH 3095	\$1,215,000	11/11/2022
3	36 Kerrie Cr ELTHAM 3095	\$1,190,000	11/09/2022

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:

24/01/2023 13:38



4 2 2

Property Type: House
Land Size: 986 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,220,000
Median House Price
24/01/2022 - 23/01/2023: \$1,234,000

Comparable Properties



5 Laurel Hill Dr ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 3

Price: \$1,245,000
Method: Private Sale
Date: 24/11/2022
Rooms: 7
Property Type: House (Res)
Land Size: 1299 sqm approx



8 Greenleaf Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,215,000
Method: Private Sale
Date: 11/11/2022
Property Type: House
Land Size: 1027 sqm approx



36 Kerrie Cr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,190,000
Method: Private Sale
Date: 11/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 1496 sqm approx

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