

# 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

144 Glen Park Road, Eltham North 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,305,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2021

to

31/03/2022

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 | 30 Shalbury Av ELTHAM 3095         | \$1,250,000 | 05/03/2022   |
| 2 | 29 Riversdale Av ELTHAM NORTH 3095 | \$1,200,000 | 25/01/2022   |
| 3 | 13 Heddon Ct ELTHAM 3095           | \$1,200,000 | 04/12/2021   |

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:

04/05/2022 11:36



 5  2  2

**Property Type:** House  
**Land Size:** 750 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2022: \$1,305,000

## Comparable Properties



**30 Shalbury Av ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Land Size:** 898 sqm approx



**29 Riversdale Av ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 25/01/2022  
**Property Type:** House  
**Land Size:** 763 sqm approx



**13 Heddon Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 04/12/2021  
**Property Type:** House  
**Land Size:** 805 sqm approx