

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

2 IBERA COURT ELTHAM NORTH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,237,500

Property type

House

Suburb

Eltham North

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

42 DUNBARTON DRIVE ELTHAM NORTH VIC 3095	\$1,200,000	01-Dec-21
29 RIVERSDALE AVENUE ELTHAM NORTH VIC 3095	\$1,200,000	25-Jan-22

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 6 months.

This Statement of Information was prepared on: 03 May 2022



**42 DUNBARTON DRIVE ELTHAM
NORTH VIC 3095**

5 3 2

Sold Price

\$1,200,000

Sold Date

01-Dec-21

Distance

1.43km



**29 RIVERSDALE AVENUE ELTHAM
NORTH VIC 3095**

5 3 2

Sold Price

Sold Date

25-Jan-22

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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