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 Brixton Avenue, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,400,000			
Median sale price								
Median price	\$1,250,000	Property Type Hou		se		Suburb	Eltham North	
Period - From	13/12/2023	to	12/12/2024		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	77 Orchard Av ELTHAM NORTH 3095	\$1,381,000	10/12/2024
2	51 Banks Rd ELTHAM NORTH 3095	\$1,428,000	27/09/2024
3	88 Scenic Cr ELTHAM NORTH 3095	\$1,389,000	20/09/2024

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:

13/12/2024 10:19



10 Brixton Avenue, Eltham North Vic 3095



Aaron Yeats 9431 1222

Adls Crais



Rooms: 6 Property Type: House Land Size: 1253 sqm approx Agent Comments 0400 067 024 aaronyeats@jelliscraig.com.au Indicative Selling Price

\$1,350,000 - \$1,400,000 Median House Price 13/12/2023 - 12/12/2024: \$1,250,000

Comparable Properties

77 Orchard Av ELTHAM NORTH 3095 (REI) 4 2 2 2 Price: \$1,381,000 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 3322 sqm approx	Agent Comments
51 Banks Rd ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,428,000 Method: Private Sale Date: 27/09/2024 Rooms: 8 Property Type: House (Res) Land Size: 2737 sqm approx	Agent Comments
 88 Scenic Cr ELTHAM NORTH 3095 (REI) 4 2 2 2 Price: \$1,389,000 Method: Private Sale Date: 20/09/2024 Property Type: House (Res) Land Size: 2293 sqm approx 	Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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