

# 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

11 Inez Avenue, Eltham Vic 3095

### Indicative selling price

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

Single price

\$1,000,000

### Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2020

to

31/12/2020

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		
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.

This Statement of Information was prepared on:

13/04/2021 13:19

11 Inez Avenue, Eltham Vic 3095

**Jellis  
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

**Indicative Selling Price**

\$1,000,000

**Median House Price**

December quarter 2020: \$1,085,000



 4  2  0

**Property Type:** House

**Land Size:** 757 sqm approx

Agent Comments

## Comparable Properties

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