

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

36 Ridgeview Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Eltham

Period - From 17/06/2021 to 16/06/2022 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	17 Frank St ELTHAM 3095	\$1,350,000	31/01/2022
2	49 Kalbar Rd ELTHAM 3095	\$1,345,000	10/02/2022
3	18 Booth Ct ELTHAM 3095	\$1,335,000	24/12/2021

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:

17/06/2022 10:12

36 Ridgeview Street, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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0415 911 437

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3 2 2

Property Type: House
Land Size: 1232 sqm approx
Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

17/06/2021 - 16/06/2022: \$1,300,000

Comparable Properties



17 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 31/01/2022
Property Type: House (Res)
Land Size: 800 sqm approx



49 Kalbar Rd ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$1,345,000
Method: Sale
Date: 10/02/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1263 sqm approx



18 Booth Ct ELTHAM 3095 (REI/VG)

Agent Comments

3 2 -

Price: \$1,335,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 903 sqm approx

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



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