



Real Estate

STATEMENT OF INFORMATION

32 PARRY ROAD, ELTHAM NORTH, VIC 3095

PREPARED BY ZAYN SAND, ZED REAL ESTATE, PHONE: 0451 995 432



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 PARRY ROAD, ELTHAM NORTH, VIC

5 3 2

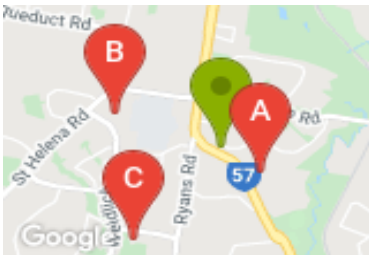
Indicative Selling Price

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

Price Range: \$920,000 to \$1,012,000

Provided by: Zayn Sand, Zed Real Estate

MEDIAN SALE PRICE



ELTHAM NORTH, VIC, 3095

Suburb Median Sale Price (House)

\$933,750

01 January 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 CASUARINA RDGE, ELTHAM NORTH, VIC

5 2 2

Sale Price

\$1,290,000

Sale Date: 26/11/2019

Distance from Property: 308m



5 MILNE PL, ELTHAM NORTH, VIC 3095

5 3 2

Sale Price

\$1,300,000

Sale Date: 19/09/2019

Distance from Property: 744m



6 DALVIDA CRT, ELTHAM NORTH, VIC 3095

4 2 2

Sale Price

\$983,500

Sale Date: 16/12/2019

Distance from Property: 873m



This report has been compiled on 04/03/2020 by Zed Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

32 PARRY ROAD, ELTHAM NORTH, VIC 3095

Indicative selling price

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

Price Range:

\$920,000 to \$1,012,000

Median sale price

Median price

\$933,750

Property type

House

Suburb

ELTHAM NORTH

Period

01 January 2019 to 31 December 2019

Source

pricfinder

Comparable property sales

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

Price

Date of sale

16 CASUARINA RDGE, ELTHAM NORTH, VIC 3095	\$1,290,000	26/11/2019
5 MILNE PL, ELTHAM NORTH, VIC 3095	\$1,300,000	19/09/2019
6 DALVIDA CRT, ELTHAM NORTH, VIC 3095	\$983,500	16/12/2019

This Statement of Information was prepared

04/03/2020