

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

4 Tristan Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Eltham North

Period - From 01/07/2024 to 30/09/2024 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 Ormonde Ct DIAMOND CREEK 3089	\$1,282,000	09/10/2024
2	129 Ryans Rd ELTHAM NORTH 3095	\$1,300,000	13/09/2024
3	26 Dandallo Dr ELTHAM 3095	\$1,430,000	22/06/2024

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:

07/11/2024 11:36



 4  2  2

Property Type: House (Res)

Land Size: 967 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2024: \$1,210,000

Comparable Properties



2 Ormonde Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  3  2

Price: \$1,282,000

Method: Sold Before Auction

Date: 09/10/2024

Property Type: House (Res)

Land Size: 731 sqm approx



129 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 13/09/2024

Property Type: House (Res)

Land Size: 805 sqm approx



26 Dandallo Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,430,000

Method: Private Sale

Date: 22/06/2024

Property Type: House

Land Size: 855 sqm approx

Account - Barry Plant | P: (03) 9431 1243