

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

6 Banksia Rise, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham North

Period - From 01/10/2023

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	50 Warringah Cr ELTHAM 3095	\$2,010,000	17/09/2024
2	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	04/09/2024
3	15 Warringah Cr ELTHAM 3095	\$1,838,000	30/08/2024

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:

18/10/2024 11:36



 4  2  2

Property Type: House
Land Size: 1745 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
Year ending September 2024: \$1,250,000

Comparable Properties



50 Warringah Cr ELTHAM 3095 (REI)

Agent Comments

 5  3  6

Price: \$2,010,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 1721 sqm approx



34 Sherbrooke St ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,580,000
Method: Private Sale
Date: 04/09/2024
Property Type: House (Res)
Land Size: 2021 sqm approx



15 Warringah Cr ELTHAM 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,838,000
Method: Private Sale
Date: 30/08/2024
Property Type: House (Res)
Land Size: 2728 sqm approx

Account - Barry Plant | P: 03 9842 8888