

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

1 Hollyoak Rise, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,237,000

Property Type

House

Suburb

Eltham North

Period - From

04/02/2022

to

03/02/2023

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	31 Nicole Cr DIAMOND CREEK 3089	\$1,400,000	05/10/2022
2	4 Angela Ct ELTHAM NORTH 3095	\$1,371,000	03/11/2022
3	54 Dandallo Dr ELTHAM 3095	\$1,340,000	22/10/2022

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:

04/02/2023 18:24



 4  3  2

Property Type: House (Res)
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price

\$1,390,000

Median House Price

04/02/2022 - 03/02/2023: \$1,237,000

Comparable Properties



31 Nicole Cr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,400,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 716 sqm approx



4 Angela Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,371,000
Method: Private Sale
Date: 03/11/2022
Property Type: House (Res)
Land Size: 1018 sqm approx



54 Dandallo Dr ELTHAM 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,340,000
Method: Private Sale
Date: 22/10/2022
Property Type: House
Land Size: 846 sqm approx

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