

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 St Clems Street, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,153,000

Property Type

House

Suburb

Eltham North

Period - From

13/09/2022

to

12/09/2023

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	6 Crea Ct ST HELENA 3088	\$1,276,000	12/08/2023
2	3 Macdhui Av ELTHAM NORTH 3095	\$1,250,000	30/06/2023
3	71 Kelway Cr ELTHAM NORTH 3095	\$1,180,000	15/08/2023

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:

13/09/2023 11:59



4 2 2

Property Type: House
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
13/09/2022 - 12/09/2023: \$1,153,000

Comparable Properties



6 Crea Ct ST HELENA 3088 (REI)

Agent Comments

4 4 2

Price: \$1,276,000
Method: Auction Sale
Date: 12/08/2023
Rooms: 10
Property Type: House (Res)
Land Size: 879 sqm approx



3 Macdhui Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 30/06/2023
Rooms: 7
Property Type: House (Res)
Land Size: 660 sqm approx



71 Kelway Cr ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,180,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 721 sqm approx

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