

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

33 Snowball Road, Eltham North Vic 3095

Indicative selling price

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

Single price \$1,120,000

Median sale price

Median price \$1,153,000

Property Type House

Suburb Eltham North

Period - From 04/09/2022

to 03/09/2023

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	71 Kelway Cr ELTHAM NORTH 3095	\$1,180,000	15/08/2023
2	31 Yangoora Pl GREENSBOROUGH 3088	\$1,152,000	17/06/2023
3	35 Acheron Cr ELTHAM NORTH 3095	\$1,150,000	18/07/2023

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:

04/09/2023 16:58



 4  2  2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price

\$1,120,000

Median House Price

04/09/2022 - 03/09/2023: \$1,153,000

Comparable Properties



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



31 Yangoora Pl GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  2  3

Price: \$1,152,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 1086 sqm approx



35 Acheron Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  3  3

Price: \$1,150,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 917 sqm approx

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