Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Baxter Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$1,500,000			&		\$1,600,000			
Median sale p	rice							
Median price	\$1,189,000	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/07/2022	to	30/06/2023		So	urce	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	4 Baxter St ELTHAM 3095	\$1,677,000	26/06/2023
2	10 Flint St ELTHAM 3095	\$1,600,000	27/05/2023
3	6/18 Swan St ELTHAM 3095	\$1,522,000	02/06/2023

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:

01/08/2023 17:03









Property Type: House Land Size: 1015 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending June 2023: \$1,189,000

Renovated, multiple large entertaining decks, home office and gym, 2 x living zones, alarm system, and cctv.

Comparable Properties

to and the	4 Baxter St ELTHAM 3095 (REI) 	Agent Comments Comparable allotment size, with similar orientation. Offered potential in-law accommodation on the lower level. Overall, considered marginally superior to the subject property.		
	Price: \$1,677,000 Method: Private Sale Date: 26/06/2023 Rooms: 8 Property Type: House (Res) Land Size: 1197 sqm approx			
	10 Flint St ELTHAM 3095 (REI) 7 3 1 Price: \$1,600,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 1014 sqm approx	Agent Comments		
	6/18 Swan St ELTHAM 3095 (REI) 4 2 3 Price: \$1,522,000 Method: Private Sale Date: 02/06/2023 Property Type: House Land Size: 803 sqm approx	Agent Comments		

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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