

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

8 Baxter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,189,000

Property Type House

Suburb Eltham

Period - From 01/07/2022

to

30/06/2023

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	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



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 2

Property Type: House
Land Size: 1015 sqm approx

Agent Comments

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

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2023: \$1,189,000

Comparable Properties



4 Baxter St ELTHAM 3095 (REI)

5
 3
 -

Price: \$1,677,000
Method: Private Sale
Date: 26/06/2023
Rooms: 8
Property Type: House (Res)
Land Size: 1197 sqm approx

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.



10 Flint St ELTHAM 3095 (REI)

7
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 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