

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

17 Mulberry Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,590,000

&

\$1,690,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Eltham

Period - From 01/10/2023

to

31/12/2023

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 | 27 Diosma Rd ELTHAM 3095 | \$1,650,000 | 16/12/2023 |
| 2 | 1 Kimberley Cl ELTHAM 3095 | \$1,616,001 | 06/11/2023 |
| 3 | 5 Abersham Ct ELTHAM 3095 | \$1,585,000 | 02/11/2023 |

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:

01/03/2024 13:58



4 2 2

Property Type: House
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$1,590,000 - \$1,690,000
Median House Price
December quarter 2023: \$1,265,000

Comparable Properties



27 Diosma Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 990 sqm approx



1 Kimberley Ct ELTHAM 3095 (REI/VG)

Agent Comments

5 3 2

Price: \$1,616,001
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 1000 sqm approx



5 Abersham Ct ELTHAM 3095 (REI)

Agent Comments

5 3 -

Price: \$1,585,000
Method: Private Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 857 sqm approx

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