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

3/36 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,250,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/01/2022	to	31/12/2022	2	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 sixmonths 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	1 Stanley Av ELTHAM 3095	\$1,100,000	09/12/2022
2	5/40 Shalbury Av ELTHAM 3095	\$1,050,000	17/11/2022
3			

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:

04/04/2023 10:53









Property Type: House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2022: \$1,250,000

Comparable Properties

1 Stanley Av ELTHAM 3095 (REI/VG) → 3 → 2 → 2 Price: \$1,100,000 Method: Private Sale Date: 09/12/2022 Property Type: House (Res) Land Size: 583 sqm approx	Agent Comments
5/40 Shalbury Av ELTHAM 3095 (REI) 3 2 2 2 Price: \$1,050,000 Method: Private Sale Date: 17/11/2022 Property Type: House	Agent Comments

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.

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

propertydata



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