

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

51 GLEN PARK ROAD ELTHAM NORTH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,229,375

Property type

House

Suburb

Eltham North

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

9 ST ANDREWS COURT ELTHAM NORTH VIC 3095	\$1,225,000	07-Feb-24
138 WEIDLICH ROAD ELTHAM NORTH VIC 3095	\$1,150,000	26-Mar-24
158 SCENIC CRESCENT ELTHAM NORTH VIC 3095	\$1,230,000	17-May-24

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 6 months.~~

This Statement of Information was prepared on: 26 July 2024



**9 ST ANDREWS COURT ELTHAM
NORTH VIC 3095**

4 2 3

Sold Price

\$1,225,000

Sold Date

07-Feb-24

Distance

0.48km



**138 WEIDLICH ROAD ELTHAM
NORTH VIC 3095**

4 2 1

Sold Price

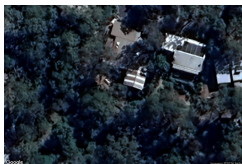
\$1,150,000

Sold Date

26-Mar-24

Distance

0.89km



**158 SCENIC CRESCENT ELTHAM
NORTH VIC 3095**

4 2 2

Sold Price

\$1,230,000

Sold Date

17-May-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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