

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

42 Parsons Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

to 31/12/2022

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	8 Gum Hill Ct ELTHAM 3095	\$1,105,000	16/09/2022
2	1 Stanley Av ELTHAM 3095	\$1,100,000	09/12/2022
3	83 Valonia Dr ELTHAM 3095	\$1,020,000	04/11/2022

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:

08/03/2023 14:56



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 1371 sqm approx

Agent Comments

Comparable Properties



8 Gum Hill Ct ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,105,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 1176 sqm approx



1 Stanley Av ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 09/12/2022

Property Type: House (Res)

Land Size: 583 sqm approx



83 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 -

Price: \$1,020,000

Method: Private Sale

Date: 04/11/2022

Rooms: 7

Property Type: House (Res)

Land Size: 797 sqm approx