## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Onkara Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,250,000			
Median sale pr	rice							
Median price	\$1,156,000	Pro	Property Type Hous		se		Suburb	Eltham
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Darkan Ct ELTHAM 3095	\$1,065,000	07/12/2024
2	19 Christine Av ELTHAM 3095	\$1,235,000	06/09/2024
3	22 Beard St ELTHAM 3095	\$1,325,000	06/08/2024

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:

23/01/2025 17:10









Property Type: House Land Size: 825 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price December quarter 2024: \$1,156,000

# **Comparable Properties**



7 Darkan Ct ELTHAM 3095 (REI/VG)

Price: \$1,065,000 Method: Private Sale Date: 07/12/2024 Rooms: 6 Property Type: House (Res) Land Size: 1341 sqm approx



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Agent Comments

Agent Comments

Agent Comments



**Price:** \$1,235,000



Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 946 sqm approx

22 Beard St ELTHAM 3095 (REI/VG)

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Price: \$1,325,000 Method: Private Sale Date: 06/08/2024 Rooms: 7 Property Type: House (Res) Land Size: 794 sqm approx

#### Account - Barry Plant | P: (03) 9431 1243



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