

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for sale					
Add Including suburb posto	and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$830,000				
Median sale price					
Median price \$9	97,500 House X Unit Suburb Eltham North				
Period - From 01	/04/2019 to 30/06/2019 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	2 Nurla PI ST HELENA 3088	\$822,500	15/04/2019
2	120 Mountain View Rd BRIAR HILL 3088	\$821,600	06/07/2019
3	23 Yaralla Cr ST HELENA 3088	\$785,050	03/07/2019

#### 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.

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



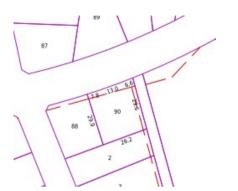


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Daniel Brittain 0433 066 217 DanielBrittain@jelliscraig.com.au

> **Indicative Selling Price** \$770,000 - \$830,000 **Median House Price** June quarter 2019: \$997,500



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 792 sqm approx

**Agent Comments** 

## Comparable Properties



2 Nurla PI ST HELENA 3088 (REI/VG)



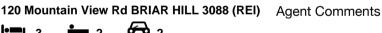


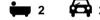
Price: \$822,500 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: House Land Size: 644 sqm approx

**=**3





Price: \$821,600 Method: Auction Sale Date: 06/07/2019

Rooms: -

Property Type: House (Res) Land Size: 444 sqm approx









Price: \$785,050 Method: Private Sale Date: 03/07/2019 Rooms: 5

Property Type: House (Res) Land Size: 690 sqm approx

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**Agent Comments** 

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