

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

94 Zig Zag Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,310,000

&

\$1,350,000

Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/10/2019

to

31/12/2019

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	12 Elmwood Rise ELTHAM NORTH 3095	\$1,320,000	28/10/2019
2	22 Orchard Av ELTHAM NORTH 3095	\$1,311,000	26/10/2019
3	5 Honey Myrtle Rise ELTHAM NORTH 3095	\$1,310,500	09/11/2019

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.~~

This Statement of Information was prepared on:

23/01/2020 09:55

94 Zig Zag Road, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,310,000 - \$1,350,000

Median House Price

December quarter 2019: \$985,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1600 sqm approx

Agent Comments

Comparable Properties



12 Elmwood Rise ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,320,000

Method: Private Sale

Date: 28/10/2019

Property Type: House

Land Size: 1301 sqm approx



22 Orchard Av ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,311,000

Method: Private Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 1314 sqm approx



5 Honey Myrtle Rise ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,310,500

Method: Auction Sale

Date: 09/11/2019

Rooms: 9

Property Type: House (Res)

Land Size: 1300 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.