Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Thornton Street, Eltham Vic 3095
2

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	\$1,200,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2022	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	14 Helwig Av MONTMORENCY 3094	\$1,100,000	29/10/2022
2	11 Withers Way ELTHAM 3095	\$1,085,000	27/10/2022
3	36 Henry St ELTHAM 3095	\$1,055,000	04/04/2023

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:	13/04/2023 13:06





Indicative Selling Price \$1,000,000 - \$1,100,000

Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

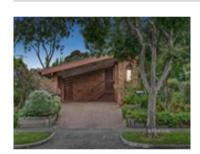




Property Type: Land **Land Size:** 872 sqm approx Agent Comments

Median House Price
December quarter 2022: \$1,200,000

Comparable Properties



14 Helwig Av MONTMORENCY 3094 (REI/VG)

• . 🕰 .

Price: \$1,100,000 Method: Private Sale Date: 29/10/2022 Property Type: House Land Size: 729 sqm approx **Agent Comments**



11 Withers Way ELTHAM 3095 (REI/VG)

4 4 **3**

🕶 3 🛱

Price: \$1,085,000 Method: Private Sale Date: 27/10/2022 Property Type: House Land Size: 873 sqm approx **Agent Comments**



36 Henry St ELTHAM 3095 (REI)

=| 4

i 2

/) CEUC

Agent Comments

Price: \$1,055,000 Method: Private Sale Date: 04/04/2023 Property Type: House Land Size: 866 sqm approx

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



