

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

66 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,575,000

Median sale price

Median price

\$1,126,500

Property Type

House

Suburb

Eltham North

Period - From

05/07/2020

to

04/07/2021

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	45 Manning Rd ELTHAM NORTH 3095	\$1,555,000	01/05/2021
2	28 Greenwood St BRIAR HILL 3088	\$1,540,000	12/03/2021
3			

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:

05/07/2021 12:17



 4  2  2

Property Type: House
Land Size: 824 sqm approx
Agent Comments

Indicative Selling Price

\$1,575,000

Median House Price

05/07/2020 - 04/07/2021: \$1,126,500

Comparable Properties

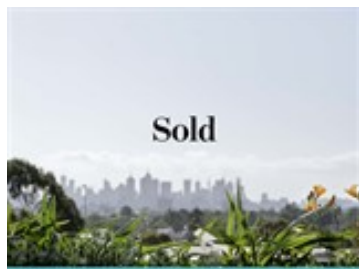


45 Manning Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,555,000
Method: Private Sale
Date: 01/05/2021
Property Type: House
Land Size: 2381 sqm approx



Sold

28 Greenwood St BRIAR HILL 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,540,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 2001 sqm approx

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.