

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

15 Marion Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,080,000 & \$1,150,000

Median sale price

Median price \$1,280,500 Property Type House Suburb Eltham

Period - From 01/10/2021 to 30/09/2022 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	15 Cityview Ct ELTHAM 3095	\$1,100,000	26/09/2022
2	92 Livingstone Rd ELTHAM 3095	\$1,090,000	22/11/2022
3	58 Dandallo Dr ELTHAM 3095	\$1,085,000	18/10/2022

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:

25/11/2022 11:44



4 2 2

Property Type: House
Land Size: 1730 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,150,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



15 Cityview Ct ELTHAM 3095 (VG)

Agent Comments

4 - -

Price: \$1,100,000
Method: Sale
Date: 26/09/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1306 sqm approx



92 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

4 3 5

Price: \$1,090,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 788 sqm approx



58 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 856 sqm approx

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