

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

1 Mooltan Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Eltham North

Period - From 01/07/2021 to 30/06/2022 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	92 Glen Park Rd ELTHAM NORTH 3095	\$1,090,000	04/05/2022
2	12 Sandhurst Ct ELTHAM 3095	\$1,030,000	07/06/2022
3	8 Mooltan PI ELTHAM NORTH 3095	\$971,600	18/06/2022

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:

24/08/2022 14:44

1 Mooltan Place, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$980,000 - \$1,060,000

Median House Price

Year ending June 2022: \$1,320,000



4 2 2

Rooms: 8

Property Type: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



92 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,090,000

Method: Private Sale

Date: 04/05/2022

Rooms: 6

Property Type: House (Res)

Land Size: 878 sqm approx



12 Sandhurst Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Private Sale

Date: 07/06/2022

Property Type: House (Res)

Land Size: 857 sqm approx



8 Mooltan Pl ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$971,600

Method: Private Sale

Date: 18/06/2022

Property Type: House

Land Size: 1418 sqm approx

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



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