

## 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

30 HALDANE ROAD ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,201,500

Property type

House

Suburb

Eltham

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

2 JAYSON AVENUE ELTHAM VIC 3095	\$1,510,000	09-May-23

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 6 months.

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Amanda McGibbon

P 0394312444

M 0421801020

E amcgibbon@morrisonkleeman.com.au



**2 JAYSON AVENUE ELTHAM VIC  
3095**

 3  2  2

Sold Price

<sup>RS</sup>

**\$1,510,000**

Sold Date

**09-May-23**

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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