

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

46 ORCHARD AVENUE ELTHAM NORTH VIC 3095

Indicative selling price

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

Single Price

or range
between

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham North

Period-from

01 Nov 2022

to

31 Oct 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

14 HONEY MYRTLE RISE ELTHAM NORTH VIC 3095	\$1,902,500	02-Sep-23
85 ZIG ZAG ROAD ELTHAM VIC 3095	\$1,931,200	10-Oct-23
24 VIEW HILL CRESCENT ELTHAM VIC 3095	\$1,961,000	14-Sep-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.~~

This Statement of Information was prepared on: 09 November 2023



**14 HONEY MYRTLE RISE ELTHAM
NORTH VIC 3095**

4 3 2

Sold Price

^{RS}

\$1,902,500

Sold Date

02-Sep-23

Distance

1km



**85 ZIG ZAG ROAD ELTHAM VIC
3095**

4 3 2

Sold Price

^{RS}

\$1,931,200

Sold Date

10-Oct-23

Distance

1.28km



**24 VIEW HILL CRESCENT ELTHAM
VIC 3095**

4 2 4

Sold Price

^{RS}

\$1,961,000

Sold Date

14-Sep-23

Distance

2.79km

RS = Recent sale

UN = Undisclosed Sale

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