

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

10 Flint Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,204,000

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

31/03/2023

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	78 Reichelt Av MONTMORENCY 3094	\$1,586,000	21/12/2022
2	39 Napier Cr MONTMORENCY 3094	\$1,537,500	31/03/2023
3	250 Old Eltham Rd LOWER PLENTY 3093	\$1,500,000	13/04/2023




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:

04/05/2023 14:10



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Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending March 2023: \$1,204,000

Property Type: House
Land Size: 1014 sqm approx
Agent Comments

5 x Bedroom Property 2 x Bedroom in DPU Lock up garage

Comparable Properties



78 Reichelt Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

 4
  3
  2

Price: \$1,586,000
Method: Auction Sale
Date: 21/12/2022
Property Type: House (Res)
Land Size: 1299 sqm approx



39 Napier Cr MONTMORENCY 3094 (REI)

Agent Comments

 4
  2
  3

Price: \$1,537,500
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 883 sqm approx



250 Old Eltham Rd LOWER PLENTY 3093 (REI) Agent Comments

 3  2  5

Price: \$1,500,000
Method: Private Sale
Date: 13/04/2023
Rooms: 8
Property Type: House (Res)
Land Size: 1112 sqm approx

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



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