# 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	10 Flint Street, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,204,000	Pro	perty 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

Add	dress 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

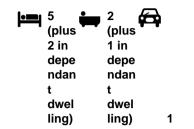
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/05/2023 14:10









**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

Price: \$1.586.000 Method: Auction Sale Date: 21/12/2022

4

Property Type: House (Res) Land Size: 1299 sqm approx



39 Napier Cr MONTMORENCY 3094 (REI)

**€** 3

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

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







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

**=** 3







**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



