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

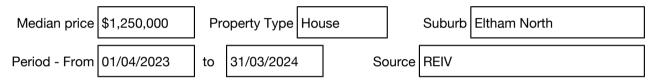
16 Murrays Place, Eltham North Vic 3095

Indicative selling price

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Single price \$750,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	81 Wattletree Rd ELTHAM NORTH 3095	\$749,950	15/12/2023
2			
3			

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:

16/04/2024 13:01



Mc**Grath**





Property Type: Land **Land Size:** 905 sqm approx Agent Comments Maggie Sun 03 9889 8800 0425 790 930 maggiesun@mcgrath.com.au

Indicative Selling Price \$750,000 Median House Price Year ending March 2024: \$1,250,000

Comparable Properties



81 Wattletree Rd ELTHAM NORTH 3095 (REI/VG)



Price: \$749,950 Method: Private Sale Date: 15/12/2023 Rooms: 5 Property Type: House (Res) Land Size: 952 sqm approx Agent Comments

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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