

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

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

Single price

\$750,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2023

to

31/03/2024

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	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

Maggie Sun

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Indicative Selling Price

\$750,000

Median House Price

Year ending March 2024: \$1,250,000



Property Type: Land
Land Size: 905 sqm approx
Agent Comments

Comparable Properties



81 Wattletree Rd ELTHAM NORTH 3095
(REI/VG)

Agent Comments



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

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.