

## 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

44 NERREMAN GATEWAY ELTHAM VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham

Period-from

01 Jan 2022

to

31 Dec 2022

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 NERREMAN GATEWAY ELTHAM VIC 3095	\$1,900,000	24-Aug-22
10 NERREMAN GATEWAY ELTHAM VIC 3095	\$1,900,000	02-Dec-22

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: 25 January 2023



**14 NERREMAN GATEWAY ELTHAM VIC 3095** Sold Price **\$1,900,000** Sold Date **24-Aug-22**

 4  2  2

Distance **0.26km**



**10 NERREMAN GATEWAY ELTHAM VIC 3095** Sold Price <sup>RS</sup> **\$1,900,000** Sold Date **02-Dec-22**

 4  2  2

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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