

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 Rodda Parade, Eltham Vic 3095

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Eltham

Period - From 01/07/2021 to 30/06/2022 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	74 Buena Vista Dr MONTMORENCY 3094	\$840,000	17/06/2022
2	103 Brougham St ELTHAM 3095	\$835,000	27/05/2022
3	523 Main Rd ELTHAM 3095	\$828,000	30/09/2022

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:

11/10/2022 11:00



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Property Type: House
Land Size: 1091 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending June 2022: \$1,300,000

Comparable Properties



74 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$840,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 685 sqm approx



103 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 665 sqm approx



523 Main Rd ELTHAM 3095 (REI)

Agent Comments

2 1 2

Price: \$828,000
Method: Private Sale
Date: 30/09/2022
Property Type: House (Res)
Land Size: 448 sqm approx

Smaller block, inferior position however renovated

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