## 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

4 Nerreman Gateway, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,300,000	Pro	roperty Type Hou		use		Suburb	Eltham	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Enfield St ELTHAM 3095	\$1,400,000	10/07/2024
2	20 Ryans Rd ELTHAM 3095	\$1,430,000	21/05/2024
3	2 Shalbury Av ELTHAM 3095	\$1,426,000	07/05/2024

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.

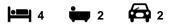
This Statement of Information was prepared on:

02/10/2024 09:49









**Property Type:** House **Land Size:** 1012 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending June 2024: \$1,300,000

# **Comparable Properties**

16 Enfield St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 10/07/2024 Property Type: House Land Size: 878 sqm approx	Agent Comments
20 Ryans Rd ELTHAM 3095 (REI/VG) 5 2 2 2 Price: \$1,430,000 Method: Private Sale Date: 21/05/2024 Property Type: House Land Size: 1009 sqm approx	Agent Comments
2 Shalbury Av ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,426,000 Method: Private Sale Date: 07/05/2024 Rooms: 5 Property Type: House (Res) Land Size: 893 sqm approx	Agent Comments

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



Propertydata

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