

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

58 Park Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/12/2021

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	86 Park Rd ELTHAM 3095	\$1,125,000	22/10/2021
2	5 Thomas St ELTHAM 3095	\$1,122,000	09/03/2022
3	9 Andrews St ELTHAM 3095	\$1,100,000	14/12/2021

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:

08/04/2022 10:14



Property Type: House
Land Size: 1056 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2021: \$1,250,000

Comparable Properties



86 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 860 sqm approx



5 Thomas St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,122,000
Method: Sold Before Auction
Date: 09/03/2022
Property Type: House (Res)
Land Size: 868 sqm approx



9 Andrews St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 14/12/2021
Property Type: House (Res)
Land Size: 929 sqm approx

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