



Christian Marchetti
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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

115 Tenth Avenue, Eden Park Vic 3757

Indicative selling price

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

Range between \$940,000

&

\$970,000

Median sale price

Median price

House

Unit

Suburb

Eden Park

Period - From

to

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		
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.

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Indicative Selling Price

\$940,000 - \$970,000



4 2 2

Rooms:

Property Type: Residential

Land Size: 41098 sqm approx

Agent Comments

Embraced by a sought after tranquility only acreage can bring, this one owner home on 10 acres (approx) enjoys perfect positioning, which delivers stunning views of the city skyline and sweeping around to take in the Dandenong and Kinglake ranges. An easy commute to the CBD, it's a quick drive to the schools, shopping, dining and transport options of Whittlesea. Country serenity blends with complete convenience, so you can get away from it all...without leaving any of it behind.

Comparable Properties

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