Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	22 Old Eltham Road, Lower Plenty Vic 3093
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,405,000	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	01/01/2023	to	31/12/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	77 Old Eltham Rd LOWER PLENTY 3093	\$1,605,000	01/11/2023
2	2 Cheval Ct LOWER PLENTY 3093	\$1,550,000	14/12/2023
3	83 Buena Vista Dr MONTMORENCY 3094	\$1,527,000	10/02/2024

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:	15/03/2024 13:26



Date of sale



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

Dills family



Property Type: House **Land Size:** 859 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending December 2023: \$1,405,000

Comparable Properties



77 Old Eltham Rd LOWER PLENTY 3093

(REI/VG)

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2

Price: \$1,605,000 **Method:** Private Sale **Date:** 01/11/2023

Property Type: House (Res) **Land Size:** 798 sqm approx

Agent Comments



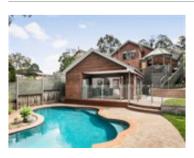






Agent Comments





83 Buena Vista Dr MONTMORENCY 3094 (REI) Agent Comments



Price: \$1,527,000 **Method:** Auction Sale **Date:** 10/02/2024

Property Type: House (Res)

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



