Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2-4 Antoinette Boulevard, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	reen \$2,400,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Hous	se		Suburb	Eltham
Period - From	01/10/2021	to	31/12/2021		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.

Add	dress of comparable property	Price	Date of sale
1	14 View Rd LOWER PLENTY 3093	\$2,400,000	14/10/2021
2	45 Rosehill Rd LOWER PLENTY 3093	\$2,400,000	23/11/2021
3	35 Antoinette Blvd ELTHAM 3095	\$2,300,000	27/11/2021

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:

24/03/2022 12:20



2-4 Antoinette Boulevard, Eltham Vic 3095







Rooms: 7 Property Type: House Agent Comments Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price December quarter 2021: \$1,320,000

Comparable Properties

A State South	14 View Rd LOWER PLENTY 3093 (REI/VG)	Agent Comments
	Price: \$2,400,000 Method: Auction Sale Date: 14/10/2021	
Alege	Property Type: House (Res) Land Size: 4686 sqm approx	
	45 Rosehill Rd LOWER PLENTY 3093 (REI/VG)	Agent Comments
	Price: \$2,400,000	
And and and and and and and and and	Method: Private Sale Date: 23/11/2021	
No. of Contraction of Contraction	Rooms: 6	
	Property Type: House (Res) Land Size: 4018 sqm approx	
	35 Antoinette Blvd ELTHAM 3095 (REI/VG)	Agent Comments
	1 4 1 2 1 3	Similar in size and location although our land ha more to offer, views from the deck & arguably a
TRANSFER THE PARTY OF THE PARTY	Price: \$2,300,000	more appealing spot in the street.
	Method: Auction Sale	
	Date: 27/11/2021	
1 Parent Val	Property Type: House (Res) Land Size: 5384 sqm approx	
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Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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