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	1 Kimberley Close, Eltham Vic 3095
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
-			

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2022	to	30/09/2023		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 Price Date of sale 1 24 Wooded Way MONTMORENCY 3094 \$1,610,000 12/07/2023

2	6/18 Swan St ELTHAM 3095	\$1,522,000	02/06/2023
3	14 St Andrews Ct ELTHAM NORTH 3095	\$1,515,000	24/07/2023

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:	26/10/2023 12:56





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Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** Year ending September 2023: \$1,200,000





Property Type: House Land Size: 1000 sqm approx

Agent Comments

Comparable Properties

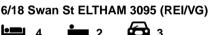


24 Wooded Way MONTMORENCY 3094

(REI/VG)

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Price: \$1,610,000 Method: Private Sale Date: 12/07/2023 Property Type: House Land Size: 770 sqm approx



Price: \$1,522,000 Method: Private Sale Date: 02/06/2023 Property Type: House Land Size: 803 sqm approx **Agent Comments**

Agent Comments

Agent Comments



14 St Andrews Ct ELTHAM NORTH 3095 (REI)

Price: \$1,515,000 Method: Private Sale Date: 24/07/2023

Property Type: House (Res) Land Size: 732 sqm approx

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



