

# 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

1 Kimberley Close, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,200,000

Property 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

1 Kimberley Close, Eltham Vic 3095

**Jellis  
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending September 2023: \$1,200,000



5 3 2

**Property Type:** House

**Land Size:** 1000 sqm approx

**Agent Comments**

## Comparable Properties



**24 Wooded Way MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 12/07/2023

**Property Type:** House

**Land Size:** 770 sqm approx



**6/18 Swan St ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,522,000

**Method:** Private Sale

**Date:** 02/06/2023

**Property Type:** House

**Land Size:** 803 sqm approx



**14 St Andrews Ct ELTHAM NORTH 3095 (REI)**

**Agent Comments**

5 3 2

**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



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