## 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

10 Peppermint Grove, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,220,000		&		\$1,280,000				
Median sale price									
Median price	\$1,235,000	Pro	Property Type Ho		louse		Suburb	Eltham	
Period - From	01/01/2024	to	31/12/2024		So	ource	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 sixmonths 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	19 Christine Av ELTHAM 3095	\$1,235,000	06/09/2024
2	29 Leane Dr ELTHAM 3095	\$1,265,000	31/07/2024
3			

OR

**B**<sup>\*</sup> 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:

21/01/2025 12:40





John Le Gros 03 9439 1222





**Property Type:** House Land Size: 821 sqm approx Agent Comments 0422 608 038 johnlegros@jelliscraig.com.au Indicative Selling Price

\$1,220,000 - \$1,280,000 Median House Price Year ending December 2024: \$1,235,000

# **Comparable Properties**

19 Christine Av ELTHAM 3095 (REI)   19   4 10   2 10   Price: \$1,235,000   Method: Private Sale   Date: 06/09/2024   Property Type: House   Land Size: 946 sqm approx	Agent Comments
29 Leane Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,265,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 963 sqm approx	Agent Comments

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.

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



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