

# 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

7 Enfield Street, Eltham Vic 3095

### Indicative selling price

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

Single price

\$1,290,000

### Median sale price

Median price

\$1,314,400

Property Type

House

Suburb

Eltham

Period - From

01/04/2022

to

30/06/2022

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	22 Lilian Pde ELTHAM 3095	\$1,300,000	17/06/2022
2	36 Ridgeview St ELTHAM 3095	\$1,295,000	22/06/2022
3			

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:

11/10/2022 11:35

7 Enfield Street, Eltham Vic 3095

**Jellis  
Craig**

John Le Gros

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**Indicative Selling Price**

\$1,290,000

**Median House Price**

June quarter 2022: \$1,314,400



4 2 2

**Property Type:** House

**Land Size:** 1126 sqm approx

Agent Comments

## Comparable Properties



**22 Lilian Pde ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 17/06/2022

**Property Type:** House (Res)

**Land Size:** 955 sqm approx



**36 Ridgeview St ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 22/06/2022

**Property Type:** House

**Land Size:** 1232 sqm approx

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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