Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

15 Warringah Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,800,000	&	\$1,900,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2023	to	30/06/2024		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

Auc	areas or comparable property	1 1100	Date of Sale
1	8 Deirdre Ct MONTMORENCY 3094	\$1,780,000	17/07/2024
2	16 Guymer Ct MONTMORENCY 3094	\$1,850,000	15/03/2024
3	32 Adam Cr MONTMORENCY 3094	\$1,935,000	22/02/2024

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:	06/08/2024 13:31



Date of sale







Rooms: 9

Property Type: House Land Size: 2728 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price** Year ending June 2024: \$1,300,000

Comparable Properties



8 Deirdre Ct MONTMORENCY 3094 (REI)





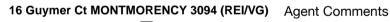
Price: \$1,780,000 Method: Private Sale Date: 17/07/2024

Rooms: 8

-5

Property Type: House (Res) Land Size: 897 sqm approx

Agent Comments





Price: \$1,850,000 Method: Private Sale Date: 15/03/2024 Property Type: House

Land Size: 1627 sqm approx



Agent Comments



Method: Sold Before Auction

Date: 22/02/2024

Property Type: House (Res) Land Size: 1048 sqm approx

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



