

# 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

12 Laurison Road, Eltham North Vic 3095

### Indicative selling price

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

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,229,500

Property Type House

Suburb Eltham North

Period - From 01/01/2022

to 31/12/2022

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	210 Mountain View Rd BRIAR HILL 3088	\$1,025,000	10/12/2022
2	4 Oonah CI ELTHAM NORTH 3095	\$1,010,000	20/12/2022
3	3 Keswick Rise ELTHAM 3095	\$960,000	17/12/2022

**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:

07/02/2023 17:23



4 2 2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 804 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
Year ending December 2022: \$1,229,500

## Comparable Properties



**210 Mountain View Rd BRIAR HILL 3088 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 10/12/2022  
**Property Type:** House (Res)  
**Land Size:** 896 sqm approx



**4 Oonah Ct ELTHAM NORTH 3095 (REI)** **Agent Comments**

4 2 3

**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 20/12/2022  
**Property Type:** House  
**Land Size:** 895 sqm approx



**3 Keswick Rise ELTHAM 3095 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 17/12/2022  
**Property Type:** House  
**Land Size:** 794 sqm approx

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