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

34 Progress Road, Eltham North Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,300,000		&		\$1,430,0	00		
Median sale pi	rice							
Median price	\$1,309,500	Pro	operty Type	Ηοι	ise		Suburb	Eltham North
Period - From	01/10/2024	to	31/12/2024		So	urce	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	77 Orchard Av ELTHAM NORTH 3095	\$1,381,000	10/12/2024
2	38 Glen Park Rd ELTHAM NORTH 3095	\$1,300,000	19/11/2024
3	51 Banks Rd ELTHAM NORTH 3095	\$1,428,000	27/09/2024

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:

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Property Type: House Land Size: 2025 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price December quarter 2024: \$1,309,500

Comparable Properties

77 Orchard Av ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,381,000 Method: Private Sale Date: 10/12/2024 Property Type: House (Res) Land Size: 3322 sqm approx	Agent Comments
38 Glen Park Rd ELTHAM NORTH 3095 (REI/VG) 5 3 2 Price: \$1,300,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 2186 sqm approx	Agent Comments
51 Banks Rd ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,428,000 Method: Private Sale Date: 27/09/2024 Rooms: 8 Property Type: House (Res) Land Size: 2737 sqm approx	Agent Comments



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