Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 5 Rodda Parade, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$880,000		&		\$950,000					
Median sale price										
Median price	\$1,300,000	Pro	Property Type		House		Suburb	Eltham		
Period - From	01/07/2023	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Glenister Dr ELTHAM 3095	\$955,000	11/07/2024
2	7 Leonard Cr ELTHAM 3095	\$963,000	21/05/2024
3	113 Pitt St ELTHAM 3095	\$920,000	16/05/2024

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:

01/10/2024 17:38









Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median House Price Year ending June 2024: \$1,300,000

Comparable Properties

7 Glenister Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$955,000 Method: Sold Before Auction Date: 11/07/2024 Property Type: House (Res) Land Size: 793 sqm approx	Agent Comments
7 Leonard Cr ELTHAM 3095 (REI/VG) 3 1 1 1 1 Price: \$963,000 Method: Private Sale Date: 21/05/2024 Rooms: 5 Property Type: House (Res) Land Size: 863 sqm approx	Agent Comments
113 Pitt St ELTHAM 3095 (REI/VG) 3 1 2 Price: \$920,000 Method: Auction Sale Date: 16/05/2024 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments

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Propertydata

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