

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 Hollyoak Rise, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,535,000

Median sale price

Median price

\$1,430,500

Property Type

House

Suburb

Eltham North

Period - From

01/07/2021

to

30/09/2021

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	11 Stuart St GREENSBOROUGH 3088	\$1,620,000	20/09/2021
2	6 Macka Av GREENSBOROUGH 3088	\$1,541,000	03/11/2021
3	1 Melissa Ct ELTHAM NORTH 3095	\$1,472,000	30/09/2021

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:

29/11/2021 11:33

7 Hollyoak Rise, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,535,000

Median House Price

September quarter 2021: \$1,430,500



5 2 2

Rooms: 8

Property Type: House

Land Size: 1307 sqm approx

Agent Comments

Comparable Properties



11 Stuart St GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 4

Price: \$1,620,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 791 sqm approx



6 Macka Av GREENSBOROUGH 3088 (REI)

Agent Comments

5 3 2

Price: \$1,541,000

Method: Private Sale

Date: 03/11/2021

Rooms: 8

Property Type: House (Res)

Land Size: 780 sqm approx



1 Melissa Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,472,000

Method: Auction Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 805 sqm approx

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



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