

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

8 Mooltan Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Eltham North

Period - From 01/04/2021 to 31/03/2022 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	42 Parry Rd ELTHAM NORTH 3095	\$990,000	08/04/2022
2	51 Parry Rd ELTHAM NORTH 3095	\$990,000	21/03/2022
3	6 Somali Cl DIAMOND CREEK 3089	\$930,000	26/05/2022

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:

08/06/2022 13:32



4 2 2

Property Type: House
Land Size: 1418 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2022: \$1,305,000

Comparable Properties

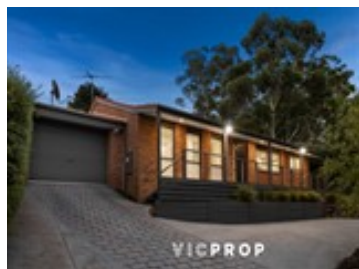


42 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$990,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 768 sqm approx



51 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Private Sale
Date: 21/03/2022
Property Type: House
Land Size: 790 sqm approx



6 Somali Ct DIAMOND CREEK 3089 (REI)

Agent Comments

3 1 1

Price: \$930,000
Method: Sold Before Auction
Date: 26/05/2022
Property Type: House (Res)
Land Size: 747 sqm approx

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