

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

3 Burns Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham North

Period - From 08/11/2022

to

07/11/2023

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	2 Parkdale Av ELTHAM NORTH 3095	\$1,942,000	23/09/2023
2	14 Honey Myrtle Rise ELTHAM NORTH 3095	\$1,902,500	02/09/2023
3	17 Wickham Pl ST HELENA 3088	\$1,810,010	06/06/2023

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:

08/11/2023 10:49



5 2 2

Property Type: House (Res)

Land Size: 952 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

08/11/2022 - 07/11/2023: \$1,180,000

Comparable Properties



2 Parkdale Av ELTHAM NORTH 3095 (REI)

4 2 2

Price: \$1,942,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 1012 sqm approx

Agent Comments

2 Parkdale Avenue was a single level home



14 Honey Myrtle Rise ELTHAM NORTH 3095 (REI)

4 2 2

Price: \$1,902,500

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 1315 sqm approx

Agent Comments

14 Honey Myrtle offered more land and a larger home however an inferior finish



17 Wickham Pl ST HELENA 3088 (REI/VG)

4 3 3

Price: \$1,810,010

Method: Private Sale

Date: 06/06/2023

Property Type: House

Land Size: 1178 sqm approx

Agent Comments

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