

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

26 Macdhui Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Eltham North

Period - From 01/10/2020 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	188 Scenic Cr ELTHAM NORTH 3095	\$1,050,000	18/10/2021
2	95 Oronsay Cr DIAMOND CREEK 3089	\$1,043,000	30/12/2021
3	53 Wahroonga Cr GREENSBOROUGH 3088	\$1,030,000	10/11/2021

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:

11/01/2022 13:17



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 537 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$990,000 - \$1,050,000
Median House Price
Year ending September 2021: \$1,180,000

Comparable Properties



188 Scenic Cr ELTHAM NORTH 3095 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 18/10/2021
Property Type: House (Res)
Land Size: 780 sqm approx



95 Oronsay Cr DIAMOND CREEK 3089 (REI) [Agent Comments](#)

4 2 2

Price: \$1,043,000
Method: Private Sale
Date: 30/12/2021
Property Type: House
Land Size: 806 sqm approx



53 Wairoonga Cr GREENSBOROUGH 3088 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 10/11/2021
Property Type: House (Res)
Land Size: 755 sqm approx

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