

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

52 Banks Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,180,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2023

to

31/03/2024

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	126 Glen Park Rd ELTHAM NORTH 3095	\$1,180,000	15/03/2024
2			
3			

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:

15/04/2024 11:18



3 1 1

Property Type: House
Land Size: 2031 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000
Median House Price
Year ending March 2024: \$1,250,000

Comparable Properties



126 Glen Park Rd ELTHAM NORTH 3095 (REI) **Agent Comments**

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 15/03/2024
Rooms: 5
Property Type: House (Res)
Land Size: 1761 sqm approx

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.