

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

3a Michael Court, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2023

to

31/12/2023

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	7 Tetragona Way DIAMOND CREEK 3089	\$1,745,000	24/02/2024
2	25 Laurison Rd ELTHAM NORTH 3095	\$1,577,500	03/02/2024
3	5 Moorside Rise ST HELENA 3088	\$1,518,000	05/02/2024

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:

06/03/2024 10:27



 5  5  3

Rooms: 9

Property Type: House

Land Size: 960 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2023: \$1,255,000

Comparable Properties



7 Tetragona Way DIAMOND CREEK 3089 (REI) [Agent Comments](#)

 4  3  3

Price: \$1,745,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 1378 sqm approx



25 Laurison Rd ELTHAM NORTH 3095 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,577,500

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 882 sqm approx



5 Moorside Rise ST HELENA 3088 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,518,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 825 sqm approx

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