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

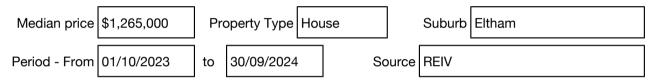
10 Peppermint Grove, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,280,000

Median sale price



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	5 Orbel Ct ELTHAM 3095	\$1,300,000	31/10/2024
2	29 Leane Dr ELTHAM 3095	\$1,265,000	31/07/2024
3	122 Dalton St ELTHAM 3095	\$1,300,000	26/06/2024

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.

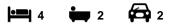
This Statement of Information was prepared on:

11/12/2024 11:45





John Le Gros 03 9439 1222



Property Type: House Land Size: 821 sqm approx Agent Comments 0422 608 038 johnlegros@jelliscraig.com.au Indicative Selling Price \$1,280,000

\$1,280,000 Median House Price Year ending September 2024: \$1,265,000

Comparable Properties

5 Orbel Ct ELTHAM 3095 (REI) 4 2 4 4 Price: \$1,300,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 1003 sqm approx	Agent Comments Larger land holding.
29 Leane Dr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,265,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 963 sqm approx	Agent Comments
122 Dalton St ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 26/06/2024 Rooms: 7 Property Type: House (Res) Land Size: 1123 sqm approx	Agent Comments Larger land holding and closer to the shops.

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



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