

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

4 Green Place, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2022 to 31/03/2022 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	33 Heacham Rd ELTHAM NORTH 3095	\$1,300,000	15/02/2022
2	3/91 Karingal Dr BRIAR HILL 3088	\$1,200,000	17/12/2021
3	30 Helene St ELTHAM 3095	\$1,100,000	21/01/2022

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:

13/05/2022 15:29



 3  2  2

Property Type: House (Res)

Land Size: 394 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,285,000

Comparable Properties



33 Heacham Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 15/02/2022

Property Type: House

Land Size: 510 sqm approx



3/91 Karingal Dr BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 17/12/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 532 sqm approx



30 Helene St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 21/01/2022

Property Type: House (Res)

Land Size: 398 sqm approx