

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

1/11 BRYAN COURT ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Eltham

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

1/53 RAILWAY PARADE ELTHAM VIC 3095	\$800,000	03-Jun-22
12 BELLEVUE ROAD ELTHAM VIC 3095	\$845,000	12-Sep-22

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 6 months.

This Statement of Information was prepared on: 26 October 2022



**1/53 RAILWAY PARADE ELTHAM
VIC 3095**

3 1 1

Sold Price **\$800,000** Sold Date **03-Jun-22**

Distance **0.27km**



**12 BELLEVUE ROAD ELTHAM VIC
3095**

3 1 2

Sold Price ^{RS} **\$845,000** Sold Date **12-Sep-22**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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