

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

19 Banks Road Eltham North 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham North

Period-from

01 Feb 2021

to

31 Jan 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

4 Drysdale Avenue Eltham VIC 3095	\$1,565,000	09-Jul-21
45 Manning Road Eltham North VIC 3095	\$1,555,000	01-May-21
33 Orchard Avenue Eltham North VIC 3095	\$1,711,000	09-Oct-21

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: 16 February 2022



4 Drysdale Avenue Eltham VIC 3095

3 2 6

Sold Price

\$1,565,000

Sold Date

09-Jul-21

Distance

1.13km



45 Manning Road Eltham North VIC 3095

4 2 4

Sold Price

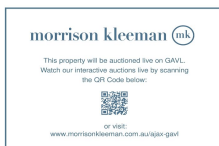
\$1,555,000

Sold Date

01-May-21

Distance

0.85km



33 Orchard Avenue Eltham North VIC 3095

4 2 2

Sold Price

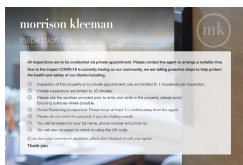
\$1,711,000

Sold Date

09-Oct-21

Distance

0.28km



58 Hillcrest Road Eltham North VIC 3095

5 3 4

Sold Price

\$1,700,000

Sold Date

28-Sep-21

Distance

0.27km



128 Scenic Crescent Eltham North VIC 3095

4 2 2

Sold Price

\$1,431,000

Sold Date

01-Jul-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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