

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

42 Parry Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$945,000 & \$995,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Eltham North

Period - From 01/10/2021 to 31/12/2021 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	97 Oronsay Cr DIAMOND CREEK 3089	\$990,000	09/11/2021
2	51 Parry Rd ELTHAM NORTH 3095	\$990,000	21/03/2022
3	36 Dunbarton Dr ELTHAM NORTH 3095	\$975,000	04/12/2021

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:

23/03/2022 15:57

42 Parry Road, Eltham North Vic 3095

**Jellis
Craig**

John Le Gros

03 9439 1222

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johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$945,000 - \$995,000

Median House Price

December quarter 2021: \$1,350,000



3 1 2

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Comparable Properties



97 Oronsay Cr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 -

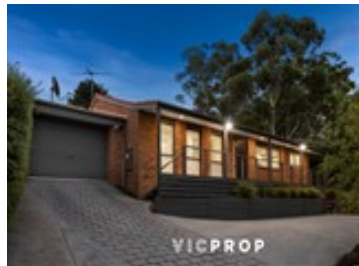
Price: \$990,000

Method: Sold Before Auction

Date: 09/11/2021

Property Type: House (Res)

Land Size: 809 sqm approx



51 Parry Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 21/03/2022

Property Type: House



36 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 -

Price: \$975,000

Method: Sold Before Auction

Date: 04/12/2021

Property Type: House (Res)

Land Size: 650 sqm approx

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



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