

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

2/11 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 17/01/2023

to

16/01/2024

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	2/176 Sherbourne Rd MONTMORENCY 3094	\$1,001,250	12/01/2024
2			
3			

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:

17/01/2024 11:44



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
17/01/2023 - 16/01/2024: \$1,200,000

Comparable Properties



2/176 Sherbourne Rd MONTMORENCY 3094 (REI)

3 2 2

Price: \$1,001,250
Method: Private Sale
Date: 12/01/2024
Property Type: Townhouse (Res)

Agent Comments
Sherbourne Road is a busier location than Walsh Street

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.