

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

44 Manning Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,355,000

Property Type House

Suburb Eltham North

Period - From 01/04/2024

to

30/06/2024

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	43 St Clems St ELTHAM NORTH 3095	\$1,210,000	06/07/2024
2	27 Calendonia Dr ELTHAM NORTH 3095	\$1,275,000	03/06/2024
3	56 Tallow Wood Dr GREENSBOROUGH 3088	\$1,268,000	16/03/2024

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:

19/08/2024 17:12



 4  2  2

Property Type: House
Land Size: 791 sqm approx

Agent Comments

- Double auto garage - Multiple storage sheds - High ceilings - Study / Retreat - Multiple living areas

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2024: \$1,355,000

Comparable Properties



43 St Clems St ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 831 sqm approx



27 Calendonias Dr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  6

Price: \$1,275,000
Method: Private Sale
Date: 03/06/2024
Property Type: House (Res)
Land Size: 658 sqm approx



56 Tallow Wood Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,268,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 795 sqm approx

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