## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Parry Road, Eltham North Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$950,000		&		\$1,030,000			
Median sale price								
Median price	\$1,255,000	Prope	Property Type Hous		se		Suburb	Eltham North
Period - From	02/06/2024	to 01	1/06/2025		So	urce	Property	/ Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	65 Balmoral Cirt ELTHAM 3095	\$1,020,000	01/05/2025
2	11 Fairview Cr DIAMOND CREEK 3089	\$1,025,000	25/03/2025
3	13 Strathaird CI DIAMOND CREEK 3089	\$1,025,000	17/02/2025

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:

02/06/2025 10:29









**Property Type:** House **Land Size:** 796 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,030,000 Median House Price 02/06/2024 - 01/06/2025: \$1,255,000

# **Comparable Properties**

65 Balmoral Cirt ELTHAM 3095 (REI) 3 2 3 Price: \$1,020,000 Method: Private Sale Date: 01/05/2025 Property Type: House Land Size: 811 sqm approx	Agent Comments
11 Fairview Cr DIAMOND CREEK 3089 (REI)   3 1   Price: \$1,025,000   Method: Private Sale   Date: 25/03/2025   Property Type: House   Land Size: 815 sqm approx	Agent Comments
13 Strathaird CI DIAMOND CREEK 3089 (REI/VG) 3 2 4 Price: \$1,025,000 Method: Private Sale Date: 17/02/2025 Property Type: House Land Size: 643 sqm approx	Agent Comments

#### Account - VICPROP | P: 03 8888 1011



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