

## 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

1/14 MARIAN COURT ELTHAM NORTH VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham North

Period-from

01 May 2023

to

30 Apr 2024

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

1/290 ST HELENA ROAD ST HELENA VIC 3088	\$782,000	23-Oct-23
284 ST HELENA ROAD ST HELENA VIC 3088	\$820,000	09-Nov-23
6/1 COOLABAH DRIVE ELTHAM VIC 3095	\$760,000	21-Mar-24

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: 10 May 2024

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**1/290 ST HELENA ROAD ST  
HELENA VIC 3088**

3 1 2

Sold Price **\$782,000** Sold Date **23-Oct-23**

Distance **1.44km**



**284 ST HELENA ROAD ST HELENA  
VIC 3088**

3 2 2

Sold Price **\$820,000** Sold Date **09-Nov-23**

Distance **1.49km**



**6/1 COOLABAH DRIVE ELTHAM  
VIC 3095**

3 1 2

Sold Price <sup>RS</sup> **\$760,000** Sold Date **21-Mar-24**

Distance **2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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