

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

1/55 WARRINGAH CRESCENT ELTHAM VIC 3095

Indicative selling price

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

Single Price

or range
between

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,000

Property type

Other

Suburb

Eltham

Period-from

01 Aug 2022

to

31 Jul 2023

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

19 GLEN PARK ROAD ELTHAM NORTH VIC 3095	\$1,160,000	05-Jun-23
25 PYMM AVENUE ELTHAM NORTH VIC 3095	\$1,210,000	06-Mar-23

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: 28 August 2023



**19 GLEN PARK ROAD ELTHAM
NORTH VIC 3095**

2 1 2

Sold Price

\$1,160,000

Sold Date

05-Jun-23

Distance

1.29km



**25 PYMM AVENUE ELTHAM NORTH
VIC 3095**

3 1 2

Sold Price

\$1,210,000

Sold Date

06-Mar-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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