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 REGINA COURT ELTHAM VIC 3095

Indicative selling price

Period-from

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

Single Price	or rang betwee	5 51400000	&	\$1,500,000							
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,184,000	Property type	House	Suburb	Eltham						

31 Oct 2023

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2022

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.

to

Address of comparable property	Price	Date of sale	
57 LEANE DRIVE ELTHAM VIC 3095	\$1,460,000	22-Aug-23	
68 PARSONS ROAD ELTHAM VIC 3095	\$1,200,000	11-Jul-23	
4 DOBELL DRIVE ELTHAM VIC 3095	\$1,610,000	30-Sep-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.

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Source



Corelogic

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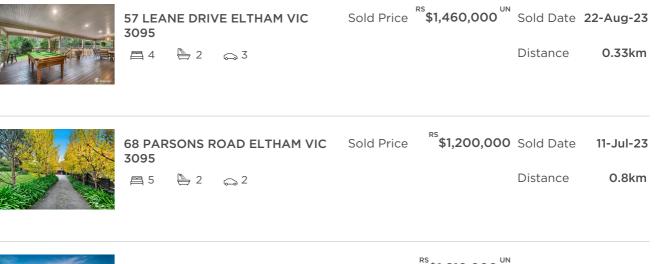


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4 DOBELL DRIVE ELTHAM VIC 3095			Sold Price	^{RS} \$1,610,000 ^{UN}	Sold Date	30-Sep-23
₿ 5	3	<u>⇔</u> 2			Distance	0.5km

RS = Recent sale UN = Undisclosed Sale

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