

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

12 Rockliffe Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,320,750

Property Type House

Suburb Eltham

Period - From 01/01/2024

to 31/03/2024

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 | 10 Valley Park Gr ELTHAM 3095 | \$1,850,000 | 04/06/2024 |
| 2 | 17 Mulberry Ct ELTHAM 3095 | \$1,640,000 | 05/03/2024 |
| 3 | 14 Fay St ELTHAM 3095 | \$1,620,000 | 29/03/2024 |

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:

14/06/2024 13:56



 5  2  2

Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

March quarter 2024: \$1,320,750

Comparable Properties



10 Valley Park Gr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,850,000

Method: Private Sale

Date: 04/06/2024

Property Type: House

Land Size: 703 sqm approx



17 Mulberry Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,640,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 900 sqm approx



14 Fay St ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,620,000

Method: Private Sale

Date: 29/03/2024

Property Type: House

Land Size: 1094 sqm approx

Account - Barry Plant | P: 03 9842 8888