## 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

14 Fay Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,600,000		&		\$1,700,0	00			
Median sale p	rice								
Median price	\$1,230,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	46 Orchard Av ELTHAM NORTH 3095	\$1,740,000	14/12/2023
2	13 Barriedale Ct ELTHAM 3095	\$1,658,000	14/10/2023
3	1 Kimberley CI ELTHAM 3095	\$1,616,001	06/11/2023

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:

20/02/2024 11:48









Property Type: House Land Size: 1094 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2023: \$1,230,000

# **Comparable Properties**

	46 Orchard Av ELTHAM NORTH 3095 (REI) 1 4 1 2 2 2 2	Agent Comments		
	Price: \$1,740,000 Method: Private Sale Date: 14/12/2023 Rooms: 7 Property Type: House (Res) Land Size: 1089 sqm approx			
	13 Barriedale Ct ELTHAM 3095 (REI/VG)	Agent Comments		
	Price: \$1,658,000 Method: Private Sale			
	<b>Date:</b> 14/10/2023			
	Property Type: House			
	Land Size: 1050 sqm approx			
	1 Kimberley CI ELTHAM 3095 (REI/VG)	Agent Comments		
	<b>5 1</b> 3 <b>2</b>	_		
	Price: \$1,616,001			
	Method: Private Sale			
	Date: 06/11/2023			
	Property Type: House			
A DESCRIPTION OF THE OWNER OWNER OF THE OWNER	Land Size: 1000 sqm approx			

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



Propertydata

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