

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 Honey Myrtle Rise, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham North

Period - From 01/04/2023 to 30/06/2023 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	14 St Andrews Ct ELTHAM NORTH 3095	\$1,515,000	24/07/2023
2	36 Glen Gully Rd ELTHAM NORTH 3095	\$1,501,000	09/05/2023
3	20 Laurel Hill Dr ELTHAM NORTH 3095	\$1,465,000	05/05/2023

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:

10/08/2023 16:28



 4  2  2

Property Type: Home
Land Size: 1304 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2023: \$1,270,000

Comparable Properties



14 St Andrews Ct ELTHAM NORTH 3095 (REI) [Agent Comments](#)

 5  3  2

Price: \$1,515,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 741 sqm approx



36 Glen Gully Rd ELTHAM NORTH 3095 (REI) [Agent Comments](#)

 4  2  4

Price: \$1,501,000
Method: Private Sale
Date: 09/05/2023
Property Type: House (Res)
Land Size: 1420 sqm approx



20 Laurel Hill Dr ELTHAM NORTH 3095 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,465,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 1684 sqm approx