# 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

15 Arcadia Way, Eltham North Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,135,000	Pro	operty Type	Hou	se		Suburb	Eltham North
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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	19 Arcadia Way ELTHAM NORTH 3095	\$890,000	17/08/2023
2	7 Arcadia Way ELTHAM NORTH 3095	\$826,500	30/11/2023
3			

OR

**B**<sup>\*</sup> 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:

12/12/2023 12:13



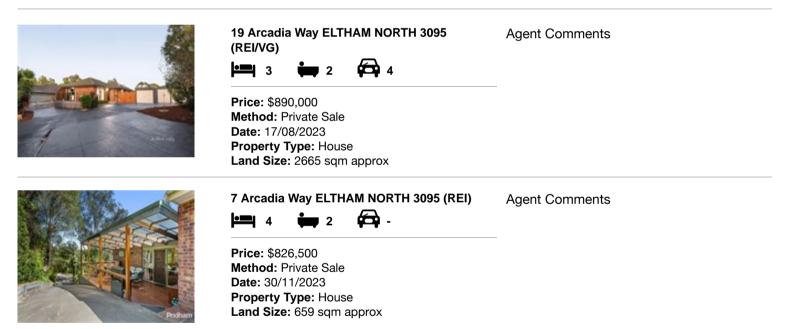






Property Type: House Land Size: 841 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2023: \$1,135,000

# **Comparable Properties**



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.

Account - Barry Plant | P: (03) 9431 1243





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