

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 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	4 Punari Mews ELTHAM 3095	\$1,050,000	22/10/2023
2	62 Ryans Rd ELTHAM 3095	\$1,020,000	13/06/2023
3	41 Frank St ELTHAM 3095	\$965,000	09/08/2023

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:

27/11/2023 12:25



Property Type: House
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
Year ending September 2023: \$1,200,000

Comparable Properties



4 Punari Mews ELTHAM 3095 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 22/10/2023
Property Type: House
Land Size: 814 sqm approx



62 Ryans Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 13/06/2023
Rooms: 7
Property Type: House (Res)
Land Size: 848 sqm approx



41 Frank St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$965,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 826 sqm approx

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