

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

16 Macdhui Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Eltham North

Period - From 01/07/2022 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	52 Parry Rd ELTHAM NORTH 3095	\$930,000	08/03/2023
2	40 Highpoint Cr ELTHAM NORTH 3095	\$925,000	07/03/2023
3	39 Dunbarton Dr ELTHAM NORTH 3095	\$876,000	13/07/2023

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:

25/07/2023 15:24



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Property Type: House
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending June 2023: \$1,190,000

Comparable Properties



52 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$930,000
Method: Private Sale
Date: 08/03/2023
Property Type: House (Res)
Land Size: 655 sqm approx



40 Highpoint Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Private Sale
Date: 07/03/2023
Property Type: House
Land Size: 658 sqm approx



39 Dunbarton Dr ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$876,000
Method: Private Sale
Date: 13/07/2023
Property Type: House
Land Size: 552 sqm approx

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