

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 UNGARA CLOSE ELTHAM NORTH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham North

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

4 GRACEDALE AVENUE ELTHAM NORTH VIC 3095	\$1,260,000	07-Feb-24
9 PENNELL STREET ELTHAM NORTH VIC 3095	\$1,233,750	14-Feb-24
31 RIDGEVIEW STREET ELTHAM VIC 3095	\$1,280,000	19-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 01 July 2024



**4 GRACEDALE AVENUE ELTHAM
 NORTH VIC 3095**

4 2 2

Sold Price **\$1,260,000** Sold Date **07-Feb-24**

Distance **1.11km**



**9 PENNELL STREET ELTHAM
 NORTH VIC 3095**

4 2 2

Sold Price **\$1,233,750** Sold Date **14-Feb-24**

Distance **1.92km**



**31 RIDGEVIEW STREET ELTHAM
 VIC 3095**

4 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **19-Jun-24**

Distance **2.22km**

RS = Recent sale UN = Undisclosed Sale

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