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

17 Grove Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

| Median price | $1,230,000 | Property Type | House | Suburb | Eltham |

| Period - From | 20/03/2023 | to | 19/03/2024 | 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 22 Diamond St ELTHAM 3095	$1,190,000	15/02/2024
2 62 Banks Rd ELTHAM NORTH 3095	$1,180,000	13/11/2023
3 8 Scarlet Ash Ct ELTHAM 3095	$1,115,000	12/03/2024

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: 20/03/2024 13:36

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1362 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
20/03/2023 - 19/03/2024: $1,230,000

Comparable Properties

22 Diamond St ELTHAM 3095 (REI)

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Price: $1,190,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 1006 sqm approx

Agent Comments

62 Banks Rd ELTHAM NORTH 3095 (REI/VG)

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Price: $1,180,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 1662 sqm approx

Agent Comments

8 Scarlet Ash Ct ELTHAM 3095 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,115,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 905 sqm approx

Agent Comments

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