# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	17 Meruka Drive, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$1,189,000	Pro	perty Type	House		Suburb	Eltham
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.

Ad	dress of comparable property	Price	Date of sale
1	146 Franklin St ELTHAM 3095	\$1,090,000	06/04/2023
2	36 Henry St ELTHAM 3095	\$1,055,000	04/04/2023
3	16 Lamorna Ct ELTHAM 3095	\$990,000	25/03/2023

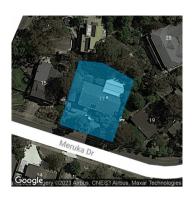
#### OR

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 13:44













Property Type: House Land Size: 796 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** Year ending June 2023: \$1,189,000

# Comparable Properties



146 Franklin St ELTHAM 3095 (REI/VG)





**Agent Comments** 

Price: \$1,090,000 Method: Private Sale Date: 06/04/2023

Rooms: 6

Property Type: House (Res) Land Size: 818 sqm approx

36 Henry St ELTHAM 3095 (REI/VG)





Agent Comments





16 Lamorna Ct ELTHAM 3095 (REI/VG)



Price: \$990,000 Method: Auction Sale Date: 25/03/2023

Property Type: House (Res) Land Size: 850 sqm approx

Agent Comments

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



