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 Mulberry Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,800,000		&		\$1,950,000			
Median sale price								
Median price	\$1,295,000	Pro	Property Type		House		Suburb	Eltham
Period - From	01/07/2023	to	30/09/2023		So	urce	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 sixmonths 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	24 View Hill Cr ELTHAM 3095	\$1,961,000	14/09/2023
2	5 Plumtree CI ELTHAM 3095	\$1,920,000	30/10/2023
3			

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:

30/11/2023 11:10









Property Type: House (Res) Land Size: 901m2 (approx.) sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price September quarter 2023: \$1,295,000

Comparable Properties

24 View Hill Cr ELTHAM 3095 (REI) 4 2 6 4 Price: \$1,961,000 Method: Auction Sale Date: 14/09/2023 Property Type: House (Res) Land Size: 895 sqm approx	Agent Comments
5 Plumtree CI ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,920,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 1745 sqm approx	Agent Comments

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.

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propertydata



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