

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

2/10 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	1 Anthony CI LOWER PLENTY 3093	\$750,000	12/09/2023
2	5/38 Alma St LOWER PLENTY 3093	\$765,000	06/05/2023
3	10 Walsh St ELTHAM 3095	\$800,000	13/05/2023

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:

27/10/2023 09:28

2/10 Walsh Street, Eltham Vic 3095



3 1 2

Property Type: Villa
Agent Comments

Indicative Selling Price
\$740,000 - \$780,000
Median Unit Price
Year ending September 2023: \$745,000

Comparable Properties



1 Anthony CI LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 12/09/2023
Property Type: House



5/38 Alma St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit
Land Size: 386 sqm approx



10 Walsh St ELTHAM 3095 (REI)

Agent Comments

3 1 -

Price: \$800,000
Method: Private Sale
Date: 13/05/2023
Property Type: House
Land Size: 356 sqm approx

Account - Jellis Craig | P: 03 94598111



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