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 Parkdale Avenue, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$1,151,500	Pro	Property Type Ho		use		Suburb	Eltham North	
Period - From	30/08/2022	to	29/08/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3 Burrawang Rise ELTHAM NORTH 3095	\$1,805,000	20/04/2023
2	3 Messmate Rise ELTHAM NORTH 3095	\$1,750,000	20/04/2023
3	7 Narrawa CI ELTHAM 3095	\$1,715,000	05/04/2023

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:

30/08/2023 10:36









Rooms: 5 Property Type: House (Res) Land Size: 1011 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price 30/08/2022 - 29/08/2023: \$1,151,500

Comparable Properties

3 Burrawang Rise ELTHAM NORTH 3095 (REI/VG) 4 2 5 Price: \$1,805,000 Method: Private Sale Date: 20/04/2023 Property Type: House (Res) Land Size: 1419 sqm approx	Agent Comments Parkdale offers smaller land holding however is more usable
3 Messmate Rise ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,750,000 Method: Private Sale Date: 20/04/2023 Rooms: 9 Property Type: House (Res) Land Size: 1534 sqm approx	Agent Comments Parkdale offers smaller land holding however is a superior finished home and does not contend with road noise
7 Narrawa CI ELTHAM 3095 (REI/VG) 5 3 3 3 Price: \$1,715,000 Method: Private Sale Date: 05/04/2023 Rooms: 9 Property Type: House (Res) Land Size: 1762 sqm approx	Agent Comments Parkdale offers smaller land holding however is a — superior finished home





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