

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,151,500

Property Type House

Suburb Eltham North

Period - From 30/08/2022

to

29/08/2023

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	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 Cl 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)**



**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)**



**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)**



**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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