

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 SHALBURY AVENUE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

136 SCENIC CRESCENT ELTHAM NORTH VIC 3095	\$1,250,000	13-Nov-23
44 MOOLA PLACE ELTHAM VIC 3095	\$1,300,000	09-Nov-23
16 SCENIC CRESCENT ELTHAM NORTH VIC 3095	\$1,337,000	06-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 05 March 2024



**136 SCENIC CRESCENT ELTHAM
 NORTH VIC 3095**

4 2 2

Sold Price ^{RS} **\$1,250,000** Sold Date **13-Nov-23**

Distance **0.92km**



**44 MOOLA PLACE ELTHAM VIC
 3095**

4 2 2

Sold Price **\$1,300,000** Sold Date **09-Nov-23**

Distance **1.14km**



**16 SCENIC CRESCENT ELTHAM
 NORTH VIC 3095**

4 2 2

Sold Price **\$1,337,000** Sold Date **06-Nov-23**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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