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 Ungara Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type	House		Suburb	Eltham North
Period - From	02/11/2022	to	01/11/2023		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

Add	dress of comparable property	Price	Date of sale
1	36 St Clems St ELTHAM NORTH 3095	\$1,312,000	23/09/2023
2	3 Macka Av GREENSBOROUGH 3088	\$1,305,000	15/09/2023
3	45 Parry Rd ELTHAM NORTH 3095	\$1,255,000	14/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2023 15:13













Property Type: House (Previously

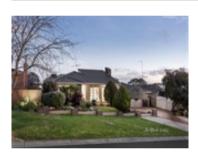
Occupied - Detached) Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

02/11/2022 - 01/11/2023: \$1,180,000

Comparable Properties



36 St Clems St ELTHAM NORTH 3095 (REI)





Agent Comments

Price: \$1,312,000 Method: Auction Sale Date: 23/09/2023

Property Type: House (Res) Land Size: 794 sqm approx



3 Macka Av GREENSBOROUGH 3088 (REI)





Price: \$1,305,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 799 sqm approx Agent Comments



45 Parry Rd ELTHAM NORTH 3095 (REI)





Price: \$1,255,000 Method: Private Sale Date: 14/10/2023 Property Type: House Land Size: 787 sqm approx Agent Comments

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