

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,180,000 Property 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	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 comparable properties 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)**

Agent Comments



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



**45 Parry Rd ELTHAM NORTH 3095 (REI)**

Agent Comments



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

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192