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	23 Laurel Hill Drive, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type H	louse		Suburb	Eltham North
Period - From	14/11/2022	to	13/11/2023	So	ource	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	8 Glencairn Ct ELTHAM NORTH 3095	\$1,720,000	03/11/2023
2	167 Ryans Rd ELTHAM NORTH 3095	\$1,700,000	31/08/2023
3	4 Dobell Dr ELTHAM 3095	\$1,640,000	03/10/2023

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:	14/11/2023 11:45









Rooms: 9

Property Type: House Land Size: 2003 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 14/11/2022 - 13/11/2023: \$1,180,000

Comparable Properties



8 Glencairn Ct ELTHAM NORTH 3095 (REI)

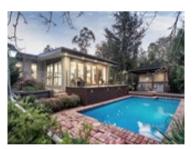
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Price: \$1,720,000 Method: Private Sale Date: 03/11/2023 Property Type: House Land Size: 1386 sqm approx **Agent Comments**

8 Glencairn Court offered less land but had a pool



167 Ryans Rd ELTHAM NORTH 3095 (REI)

4







Agent Comments

167 Ryans Rd is a smaller home however had a pool











A

Agent Comments

4 Dobell Drive needed further renovations post

Price: \$1,640,000 Method: Private Sale Date: 03/10/2023

Property Type: House (Res) **Land Size:** 2698 sqm approx

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