

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 26 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham North

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

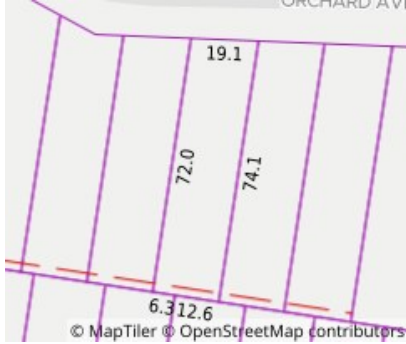
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Glen Park Rd ELTHAM NORTH 3095	\$1,331,000	21/03/2023
2	31 Brixton Av ELTHAM NORTH 3095	\$920,000	03/04/2023
3	1200 Main Rd ELTHAM 3095	\$850,000	27/07/2023

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: 05/08/2023 11:22



3 1 1

Property Type: House
Land Size: 1378 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2023: \$1,270,000

Comparable Properties

27 Glen Park Rd ELTHAM NORTH 3095 (REI) Agent Comments

3 1 1

Price: \$1,331,000
Method: Private Sale
Date: 21/03/2023
Property Type: House (Res)
Land Size: 2004 sqm approx



31 Brixton Av ELTHAM NORTH 3095 (REI/VG) Agent Comments

3 1 -

Price: \$920,000
Method: Private Sale
Date: 03/04/2023
Property Type: House
Land Size: 1018 sqm approx



1200 Main Rd ELTHAM 3095 (REI) Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 27/07/2023
Property Type: House (Res)
Land Size: 966 sqm approx

Account - Barry Plant | P: 03 9842 8888