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

34 Nerreman Gateway, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,320,750	Pro	Property Type Hous		se		Suburb	Eltham	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Sandra Av ELTHAM 3095	\$1,650,000	01/04/2024
2	25 Laurison Rd ELTHAM NORTH 3095	\$1,577,500	03/02/2024
3	19 Green PI ELTHAM 3095	\$1,555,000	12/03/2024

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:

06/06/2024 12:51





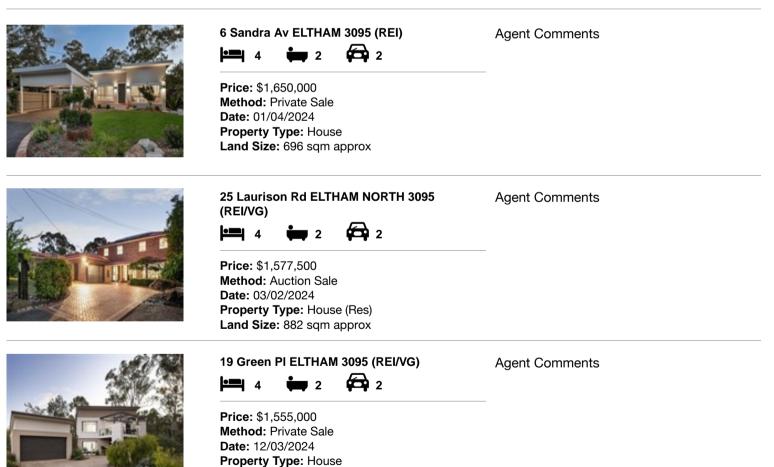
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 789 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2024: \$1,320,750

Comparable Properties



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





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Land Size: 982 sqm approx

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