

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,320,750 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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	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 Pl 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



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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



6 Sandra Av ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 696 sqm approx



25 Laurison Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,577,500
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 882 sqm approx



19 Green PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,555,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 982 sqm approx