

# 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 36 St Clems Street, 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 \$1,190,000 Property Type House Suburb Eltham North

Period - From 01/07/2022 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	147 Ryans Rd ELTHAM NORTH 3095	\$1,315,000	29/04/2023
2	3 Macdhui Av ELTHAM NORTH 3095	\$1,250,000	30/06/2023
3	6 Balmoral Cirt ELTHAM 3095	\$1,191,000	04/03/2023

**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: 16/08/2023 15:48



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**Property Type:** House  
**Land Size:** 794 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending June 2023: \$1,190,000

## Comparable Properties



**147 Ryans Rd ELTHAM NORTH 3095 (REI/VG)**   **Agent Comments**

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**Price:** \$1,315,000  
**Method:** Private Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 911 sqm approx



**3 Macdhui Av ELTHAM NORTH 3095 (REI)**   **Agent Comments**

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 30/06/2023  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**6 Balmoral Cirt ELTHAM 3095 (REI/VG)**   **Agent Comments**

 4    3    2

**Price:** \$1,191,000  
**Method:** Private Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx

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