

# 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

4 Cromwell Street, Eltham 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 \$1,150,000

&

\$1,250,000

### 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	9 Pennell St ELTHAM NORTH 3095	\$1,233,750	19/02/2024
2	3 Terrara Ct MONTMORENCY 3094	\$1,180,000	28/03/2024
3	9 Withers Way ELTHAM 3095	\$1,177,000	25/01/2024

**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:

30/04/2024 10:56



 3    2    1

**Property Type:** House

**Land Size:** 728 sqm approx

Agent Comments

## Comparable Properties



**9 Pennell St ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,233,750

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 726 sqm approx



**3 Terrara Ct MONTMORENCY 3094 (REI)**

Agent Comments

 3    2    4

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 28/03/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**9 Withers Way ELTHAM 3095 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,177,000

**Method:** Private Sale

**Date:** 25/01/2024

**Property Type:** House

**Land Size:** 865 sqm approx