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

40 Rockliffe Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,600,000		&		\$1,700,0	00		
Median sale p	rice							
Median price	\$1,255,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	18/04/2023	to	17/04/2024		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.

Address of comparable property		Price	Date of sale
1	6 Sunray Ct ELTHAM 3095	\$1,750,000	24/01/2024
2	27 Diosma Rd ELTHAM 3095	\$1,650,000	16/12/2023
3	17 Mulberry Ct ELTHAM 3095	\$1,640,000	05/03/2024

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:

18/04/2024 11:29









Rooms: 6 Property Type: House Land Size: 692 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 18/04/2023 - 17/04/2024: \$1,255,000

Comparable Properties

6 Sunray Ct ELTHAM 3095 (REI/VG) 5 2 5 Price: \$1,750,000 Method: Private Sale Date: 24/01/2024 Property Type: House Land Size: 1379 sqm approx	Agent Comments Sunray Court was a larger home with a larger block of land
27 Diosma Rd ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,650,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 990 sqm approx	Agent Comments
17 Mulberry Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,640,000 Method: Private Sale Date: 05/03/2024 Property Type: House	Agent Comments

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



Propertydata

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Land Size: 900 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.