#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

8088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge Between   \$\psi \tau \tau \tau \tau \tau \tau \tau \tau	Range between	\$770,000	&	\$830,000
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#### Median sale price

Median price	\$1,177,500	Pro	perty Type H	louse		Suburb	St Helena
Period - From	13/03/2023	to	12/03/2024	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	61 Weidlich Rd ELTHAM NORTH 3095	\$850,000	08/02/2024
2	7 Arcadia Way ELTHAM NORTH 3095	\$826,500	30/11/2023
3	116 Greenhill Rd GREENSBOROUGH 3088	\$785,000	11/11/2023

#### 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:	13/03/2024 14:29



Date of sale









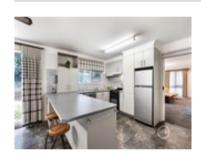
Property Type: House (Previously Occupied - Detached)

Land Size: 673 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$770,000 - \$830,000 **Median House Price** 13/03/2023 - 12/03/2024: \$1,177,500

## Comparable Properties



61 Weidlich Rd ELTHAM NORTH 3095 (REI)

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**Agent Comments** 

This property has a larger block of land

Price: \$850,000 Method: Private Sale Date: 08/02/2024

Rooms: 3

Property Type: House (Res) Land Size: 1043 sqm approx







7 Arcadia Way ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$826.500

Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 659 sqm approx

116 Greenhill Rd GREENSBOROUGH 3088

(REI/VG)

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Price: \$785,000 Method: Private Sale Date: 11/11/2023 Property Type: House Land Size: 664 sqm approx Agent Comments

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



