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

45 Parry Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,270,000	Pro	operty Type	Hou	se		Suburb	Eltham North	
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Balmoral Cirt ELTHAM 3095	\$1,191,000	04/03/2023
2	43 Weidlich Rd ELTHAM NORTH 3095	\$1,153,000	21/05/2023
3	3 Roslyn Ct ELTHAM NORTH 3095	\$1,115,000	18/07/2023

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.

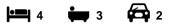
This Statement of Information was prepared on:

24/08/2023 11:55









Property Type: House **Land Size:** 787 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2023: \$1,270,000

Renovated kitchen & bathrooms, large back yard. Double secure car accomadation.

Comparable Properties



6 Balmoral Cirt ELTHAM 3095 (REI/VG)



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



43 Weidlich Rd ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$1,153,000 Method: Private Sale Date: 21/05/2023 Rooms: 8 Property Type: House (Res) Land Size: 915 sqm approx

3 Roslyn Ct ELTHAM NORTH 3095 (REI)



Agent Comments

Price: \$1,115,000 Method: Private Sale Date: 18/07/2023 Property Type: House (Res) Land Size: 810 sqm approx

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



property data will cc does

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