

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 between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham North

Period - From 01/04/2023 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	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



4 3 2

Property Type: House
Land Size: 787 sqm approx

Agent Comments

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

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2023: \$1,270,000

Comparable Properties



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



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

5 2 3

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

4 2 2

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