

# 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 52 Parry Road, Eltham North 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Eltham North

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	43 Dunbarton Dr ELTHAM NORTH 3095	\$970,000	23/02/2024
2	151 Weidlich Rd ELTHAM NORTH 3095	\$960,000	04/04/2024
3	43 Glen Katherine Dr ST HELENA 3088	\$860,000	18/04/2024

**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: 18/06/2024 14:36

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

March quarter 2024: \$1,220,000



3   1   2

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

Agent Comments

## Comparable Properties



**43 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$970,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House (Res)

**Land Size:** 551 sqm approx



**151 Weidlich Rd ELTHAM NORTH 3095 (REI)**

Agent Comments

3   2   2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 04/04/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**43 Glen Katherine Dr ST HELENA 3088 (REI)**

Agent Comments

3   2   -

**Price:** \$860,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** House (Res)

**Land Size:** 673 sqm approx