

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

7 Orchard Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Eltham North

Period - From 05/10/2022 to 04/10/2023 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	8 Dobell Dr ELTHAM 3095	\$1,740,000	11/07/2023
2	129 Scenic Cr ELTHAM NORTH 3095	\$1,641,900	22/07/2023
3	4 Dobell Dr ELTHAM 3095	\$1,610,000	30/09/2023

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: 05/10/2023 11:59



Property Type: House (Previously Occupied - Detached)
Land Size: 1910 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 05/10/2022 - 04/10/2023: \$1,160,000

Comparable Properties



8 Dobell Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,740,000
Method: Private Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 2250 sqm approx



129 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,641,900
Method: Private Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 3200 sqm approx



4 Dobell Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 30/09/2023
Property Type: House (Res)
Land Size: 2700 sqm approx

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