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	7 Orchard Avenue, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,160,000	Pro	perty 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

Add	dress 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

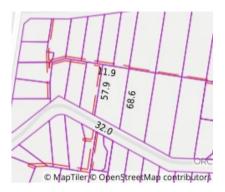
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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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)

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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)

4







Price: \$1,641,900 **Method:** Private Sale **Date:** 22/07/2023

Property Type: House (Res) Land Size: 3200 sqm approx **Agent Comments**



4 Dobell Dr ELTHAM 3095 (REI)

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6

Price: \$1,610,000 Method: Private Sale Date: 30/09/2023

Property Type: House (Res)
Land Size: 2700 sqm approx

Agent Comments

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



