

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

8 INEZ AVENUE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

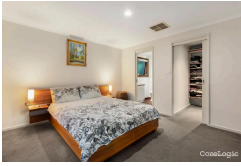
Date of sale

7 VINE STREET ELTHAM VIC 3095	\$1,212,000	07-Dec-23
14 HELENE STREET ELTHAM VIC 3095	\$1,100,000	06-Oct-23

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 6 months.

This Statement of Information was prepared on: 14 February 2024



7 VINE STREET ELTHAM VIC 3095 Sold Price **\$1,212,000** Sold Date **07-Dec-23**

 3  2  2

Distance **0.22km**



14 HELENE STREET ELTHAM VIC 3095 Sold Price **\$1,100,000** Sold Date **06-Oct-23**

 3  1  1

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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