

# 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 9 Acheron Crescent, 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Eltham North

Period - From 15/11/2022 to 14/11/2023 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	61 Progress Rd ELTHAM NORTH 3095	\$1,401,000	18/10/2023
2	36 St Clems St ELTHAM NORTH 3095	\$1,312,000	23/09/2023
3	5 Wroxham Gdns GREENSBOROUGH 3088	\$1,311,500	28/10/2023

**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: 15/11/2023 12:07



4   3   2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 915 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,280,000 - \$1,380,000  
**Median House Price**  
 15/11/2022 - 14/11/2023: \$1,180,000

## Comparable Properties



**61 Progress Rd ELTHAM NORTH 3095 (REI)**

5   2   2

**Price:** \$1,401,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

Agent Comments

61 Progress Road had newer finishings although is an inferior location



**36 St Clems St ELTHAM NORTH 3095 (REI)**

4   2   2

**Price:** \$1,312,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx

Agent Comments

36 St Clems Street needed substantial cosmetic upkeep in comparison



**5 Wroxham Gdns GREENSBOROUGH 3088 (REI)**

4   2   4

**Price:** \$1,311,500  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 1081 sqm approx

Agent Comments

5 Wroxham Gardens needed cosmetic upkeep in comparison to 9 Acheron Crescent