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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	tween \$1,280,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Eltham North
Period - From	15/11/2022	to	14/11/2023		So	urce	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.

Ado	dress 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









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 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 6 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



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