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 Stirling Court, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,350,000		&		\$1,450,000			
Median sale price								
Median price	\$1,222,500	Pro	Property Type Hou		se		Suburb	Eltham North
Period - From	21/02/2023	to	20/02/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	148 Weidlich Rd ELTHAM NORTH 3095	\$1,500,000	02/02/2024
2	11 Settlers Way ST HELENA 3088	\$1,400,000	17/01/2024
3	1 Glen Gully Rd ELTHAM NORTH 3095	\$1,352,472	14/12/2023

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:

21/02/2024 14:23









Property Type: House Land Size: 913 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 21/02/2023 - 20/02/2024: \$1,222,500

Comparable Properties

	148 Weidlich Rd ELTHAM NORTH 3095 (REI) 1 1 1 2 1 2 Price: \$1,500,000 1 2 2 2 Price: \$1,500,000 Method: Private Sale 2 2 Date: 02/02/2024 2 2 2 Rooms: 9 Property Type: House (Res) 2 2 Land Size: 875 sqm approx 2 3 3	Agent Comments Stirling Court is better presented although Weidlich Road had some character features which can increase emotional value
	11 Settlers Way ST HELENA 3088 (REI) 3 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 17/01/2024 Property Type: House Land Size: 897 sqm approx	Agent Comments
	1 Glen Gully Rd ELTHAM NORTH 3095 (REI/VG) Image: 5 Image: 2 5 Image: 2 Price: \$1,352,472 Method: Private Sale Date: 14/12/2023 Property Type: House (Res) Land Size: 1435 sqm approx	Agent Comments Glen Gully Road had a pool but was very exposed on the corner and was an inferior location
Account - Jellis Craig P: 03 9	431 1222 F: 03 9439 7192	



property data

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