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	13 Morden Place, Eltham Vic 3095

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,320,750 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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	38 Hartland Way ELTHAM 3095	$1,250,000	15/02/2024
2	20 Cameron Ct ELTHAM 3095	$1,200,000	23/03/2024
3	5 Booth Ct ELTHAM 3095	$1,160,000	18/06/2024

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: 08/07/2024 15:36

13 Morden Place, Eltham Vic 3095



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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2024: $1,320,750

Comparable Properties



38 Hartland Way ELTHAM 3095 (REI/VG)

3 2 2

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 844 sqm approx



20 Cameron Ct ELTHAM 3095 (REI/VG)

3 2 2

Agent Comments

Price: $1,200,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 817 sqm approx



5 Booth Ct ELTHAM 3095 (REI)

4 2 2

Agent Comments

Price: $1,160,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 745 sqm approx

Account - Jellis Craig | P: 03 94321444

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