

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

17 Echidna Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,620,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2021

to

30/09/2021

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	51 Stanley Av ELTHAM 3095	\$1,650,000	16/11/2021
2	7 Natalie Mews ELTHAM 3095	\$1,650,000	13/11/2021
3	7 Gum Hill Ct ELTHAM 3095	\$1,580,000	07/10/2021

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:

23/11/2021 20:39



5 3 2

Property Type: House

Land Size: 1055 sqm approx

Agent Comments

Comparable Properties



51 Stanley Av ELTHAM 3095 (REI)

Agent Comments

5 2 6

Price: \$1,650,000

Method: Sold Before Auction

Date: 16/11/2021

Property Type: House

Land Size: 1407 sqm approx



7 Natalie Mews ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 1596 sqm approx



7 Gum Hill Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,580,000

Method: Private Sale

Date: 07/10/2021

Rooms: 8

Property Type: House (Res)

Land Size: 981 sqm approx