

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

5 Sunray Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 04/05/2021

to

03/05/2022

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	6 Barriedale Ct ELTHAM 3095	\$1,400,000	09/04/2022
2	17 Frank St ELTHAM 3095	\$1,350,000	31/01/2022
3	8 Onkara Ct ELTHAM 3095	\$1,320,000	21/02/2022

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:

04/05/2022 15:06

5 Sunray Court, Eltham Vic 3095



5 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 1176 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

04/05/2021 - 03/05/2022: \$1,300,000

Comparable Properties



6 Barriedale Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 827 sqm approx



17 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 31/01/2022

Property Type: House (Res)

Land Size: 800 sqm approx



8 Onkara Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,320,000

Method: Private Sale

Date: 21/02/2022

Property Type: House

Land Size: 784 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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