

# 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

63 Park Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$996,250 Property Type House Suburb Eltham

Period - From 01/10/2019 to 30/09/2020 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	2 Woongarra Ct ELTHAM 3095	\$1,450,000	04/11/2020
2	25 Marlow Pl ELTHAM 3095	\$1,350,000	21/10/2020
3	24 Maroong Dr RESEARCH 3095	\$1,341,000	21/07/2020

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:

24/11/2020 15:05



3   2   2

**Property Type:** House (Res)  
**Land Size:** 2600 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending September 2020: \$996,250

## Comparable Properties



**2 Woongarra Ct ELTHAM 3095 (REI)**

**Agent Comments**

4   2   3

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 04/11/2020  
**Property Type:** House  
**Land Size:** 1419 sqm approx



**25 Marlow PI ELTHAM 3095 (REI)**

**Agent Comments**

5   3   2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 21/10/2020  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx

**24 Maroong Dr RESEARCH 3095 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,341,000  
**Method:** Private Sale  
**Date:** 21/07/2020  
**Property Type:** House  
**Land Size:** 1504 sqm approx