

# 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

3 Elsa Court, 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 \$1,100,000

&

\$1,200,000

### 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	6 Upland Ct ELTHAM NORTH 3095	\$1,135,000	02/08/2020
2	76 Franklin St ELTHAM 3095	\$1,120,000	20/06/2020
3	115 Brougham St ELTHAM 3095	\$1,105,000	15/07/2020

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:

06/11/2020 11:04



4 2 2

**Property Type:** House (Res)

**Land Size:** 686 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending September 2020: \$996,250

## Comparable Properties



**6 Upland Ct ELTHAM NORTH 3095 (REI)**

Agent Comments

4 2 4

**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 02/08/2020

**Property Type:** House (Res)



**76 Franklin St ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 20/06/2020

**Property Type:** House

**Land Size:** 771 sqm approx



**115 Brougham St ELTHAM 3095 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 15/07/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 803 sqm approx