

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

23 Howgate Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 31/12/2020

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	1 Brentwood Rise ELTHAM 3095	\$1,155,000	02/11/2020
2	10 Christine Av ELTHAM 3095	\$1,120,000	12/12/2020
3			

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:

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 5  2  2

Property Type: House (Res)

Land Size: 848 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

December quarter 2020: \$1,085,000

Comparable Properties



1 Brentwood Rise ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,155,000

Method: Private Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 707 sqm approx



10 Christine Av ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,120,000

Method: Auction Sale

Date: 12/12/2020

Rooms: 7

Property Type: House (Res)

Land Size: 883 sqm approx

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.