

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

4 Roxby Close, Eltham Vic 3095

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$940,000

Property Type House

Suburb Eltham

Period - From 01/01/2019

to 31/12/2019

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	8 Stokes PI ELTHAM 3095	\$1,050,000	09/01/2020
2	13 Stokes PI ELTHAM 3095	\$1,040,000	09/01/2020
3	4 Rondu PI ELTHAM 3095	\$1,001,100	14/12/2019

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:

23/03/2020 09:19



 5  2  3

Property Type: House
Land Size: 853 sqm approx
Agent Comments

Indicative Selling Price
\$1,025,000
Median House Price
Year ending December 2019: \$940,000

Comparable Properties



8 Stokes PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 09/01/2020
Rooms: 6
Property Type: House
Land Size: 1092 sqm approx



13 Stokes PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Private Sale
Date: 09/01/2020
Rooms: 6
Property Type: House
Land Size: 1466 sqm approx



4 Rondou PI ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,001,100
Method: Private Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 921 sqm approx