

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

9A Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$932,750

Property Type

House

Suburb

Eltham

Period - From

01/04/2019

to

31/03/2020

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	3/13 Bible St ELTHAM 3095	\$760,000	20/02/2020
2	28 Helene St ELTHAM 3095	\$745,000	01/02/2020
3	3/59 Park Rd ELTHAM 3095	\$721,000	08/02/2020

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:

16/06/2020 09:42



3 2 2

Property Type: House (Res)

Land Size: 403 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending March 2020: \$932,750

Comparable Properties



3/13 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 20/02/2020

Property Type: Unit

Land Size: 380 sqm approx



28 Helene St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$745,000

Method: Auction Sale

Date: 01/02/2020

Property Type: House (Res)

Land Size: 475 sqm approx



3/59 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$721,000

Method: Private Sale

Date: 08/02/2020

Property Type: Unit

Land Size: 497 sqm approx