# 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	

#### Indicative selling price

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

Tange Setween \$1,100,000	Range between	\$1,190,000	&	\$1,290,000
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### Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2024	to	30/09/2024	;	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.

Ad	dress of comparable property	Price	Date of sale
1	58 Valonia Dr ELTHAM 3095	\$1,115,000	10/01/2025
2	95 Dalton St ELTHAM 3095	\$1,130,000	14/12/2024
3	99 Napoleon St ELTHAM 3095	\$1,370,000	30/11/2024

#### 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:	15/01/2025 15:28













**Property Type:** House (Res) **Land Size:** 816 sqm approx Agent Comments

Indicative Selling Price \$1,190,000 - \$1,290,000 Median House Price September quarter 2024: \$1,230,000

# Comparable Properties

58 Valonia Dr ELTHAM 3095 (REI)

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**a** 2

**Price:** \$1,115,000

Method:

Date: 10/01/2025 Property Type: House **Agent Comments** 

95 Dalton St ELTHAM 3095 (REI)

4





**A**.

**Price:** \$1,130,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: House (Res)

**Agent Comments** 



99 Napoleon St ELTHAM 3095 (REI)

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3







Agent Comments

Price: \$1,370,000 Method: Auction Sale Date: 30/11/2024

**Property Type:** House (Res) **Land Size:** 636 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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