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

12 Stokes Place, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$900,000		&		\$990,000				
Median sale price									
Median price	\$1,135,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths 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	19 Onkara Ct ELTHAM 3095	\$940,000	02/03/2021
2	4 Ingrams Rd RESEARCH 3095	\$910,000	26/03/2021
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:

12/05/2021 10:18









Rooms: 5 Property Type: House (Res) Land Size: 1093 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2021: \$1,135,000

Comparable Properties

19 Onkara Ct ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$940,000 Method: Private Sale Date: 02/03/2021 Property Type: House Land Size: 981 sqm approx	Agent Comments
4 Ingrams Rd RESEARCH 3095 (REI/VG) 3 2 2 2 Price: \$910,000 Method: Private Sale Date: 26/03/2021 Property Type: House (Res) Land Size: 911 sqm approx	Agent Comments

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.

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.