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

14 Heddon Court, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale pr	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/01/2020	to	31/12/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	24 Elsa Ct ELTHAM 3095	\$1,025,000	06/02/2021
2	3 Jinkana Gr ELTHAM 3095	\$1,006,000	09/10/2020
3	20 Cameron Ct ELTHAM 3095	\$995,000	17/11/2020

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:

17/02/2021 08:39









Property Type: House (Previously Occupied - Detached) Land Size: 846 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,050,000 Median House Price Year ending December 2020: \$1,050,000

Comparable Properties



24 Elsa Ct ELTHAM 3095 (REI)

3 Jinkana Gr ELTHAM 3095 (REI/VG)

2

2



Price: \$1,025,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res) Land Size: 879 sqm approx

Agent Comments

Agent Comments



Price: \$1,006,000 Method: Private Sale Date: 09/10/2020 Property Type: House Land Size: 820 sqm approx

- 3



20 Cameron Ct ELTHAM 3095 (REI)



Price: \$995,000 **Method:** Private Sale **Date:** 17/11/2020 Agent Comments

Property Type: House Land Size: 817 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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.