

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

86 Park Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,183,950

Property Type House

Suburb Eltham

Period - From 01/04/2021

to 30/06/2021

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	13 Paltara Ct ELTHAM 3095	\$1,129,000	08/07/2021
2	5 Ruskin Ct ELTHAM 3095	\$1,120,000	18/06/2021
3	4 Pitura Pl ELTHAM 3095	\$1,080,000	09/07/2021

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:

01/10/2021 10:41



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2021: \$1,183,950

Comparable Properties



13 Paltara Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,129,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: House

Land Size: 788 sqm approx



5 Ruskin Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000

Method: Sold Before Auction

Date: 18/06/2021

Property Type: House (Res)

Land Size: 907 sqm approx



4 Pitura PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,080,000

Method: Sold Before Auction

Date: 09/07/2021

Property Type: House (Res)

Land Size: 947 sqm approx

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