

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

7 Laurison Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$990,000

Property Type House

Suburb Eltham North

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	160 Weidlich Rd ELTHAM NORTH 3095	\$1,050,000	20/02/2020
2	152 Progress Rd ELTHAM NORTH 3095	\$1,040,000	28/03/2020
3	4 Laurison Rd ELTHAM NORTH 3095	\$1,000,000	04/04/2020

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:

14/07/2020 15:26



4 2 2

Property Type: House
Land Size: 1637 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2020: \$990,000

Comparable Properties



**160 Weidlich Rd ELTHAM NORTH 3095
(REI/VG)**

Agent Comments

5 3 2

Price: \$1,050,000
Method: Private Sale
Date: 20/02/2020
Rooms: 8
Property Type: House (Res)
Land Size: 812 sqm approx



**152 Progress Rd ELTHAM NORTH 3095
(REI/VG)**

Agent Comments

4 2 2

Price: \$1,040,000
Method: Private Sale
Date: 28/03/2020
Rooms: 7
Property Type: House (Res)
Land Size: 1501 sqm approx



4 Laurison Rd ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

4 2 3

Price: \$1,000,000
Method: Auction Sale
Date: 04/04/2020
Property Type: House (Res)
Land Size: 1281 sqm approx