

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

94 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 31/12/2020

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	1350 Main Rd ELTHAM 3095	\$845,000	25/11/2020
2	13 Grey St ELTHAM 3095	\$830,000	23/12/2020
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:

22/03/2021 16:15



 4  2  2

Property Type: House (Res)

Land Size: 845 approx. sqm
approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

December quarter 2020: \$1,085,000

Comparable Properties



1350 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$845,000

Method: Private Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 805 sqm approx



13 Grey St ELTHAM 3095 (REI)

Agent Comments

 4  1  2

Price: \$830,000

Method: Private Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 856 sqm approx

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.