

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

3 Freda Court, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,230,000

Median sale price

Median price

\$911,500

Property Type

House

Suburb

Eltham North

Period - From

01/10/2018

to

30/09/2019

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	44 Symon Cr GREENSBOROUGH 3088	\$1,236,000	15/10/2019
2	9 Glen Park Rd ELTHAM NORTH 3095	\$1,225,000	27/08/2019
3	13 Laurison Rd ELTHAM NORTH 3095	\$1,200,000	04/07/2019

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:

30/10/2019 13:42



 4  2  3

Property Type: House
Land Size: 1035 sqm approx
Agent Comments

Indicative Selling Price

\$1,230,000

Median House Price

Year ending September 2019: \$911,500

Comparable Properties



44 Symon Cr GREENSBOROUGH 3088 (REI)

Agent Comments

 5  2  2

Price: \$1,236,000
Method: Sold Before Auction
Date: 15/10/2019
Property Type: House (Res)
Land Size: 854 sqm approx



9 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,225,000
Method: Private Sale
Date: 27/08/2019
Property Type: House
Land Size: 1400 sqm approx



13 Laurison Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 04/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 1110 sqm approx