

# 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 Treloar Avenue, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,140,000

### Median sale price

Median price

\$1,280,500

Property Type

House

Suburb

Eltham

Period - From

01/10/2021

to

30/09/2022

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	52 Stanley Av ELTHAM 3095	\$1,156,000	03/09/2022
2	4 Lamorna Ct ELTHAM 3095	\$1,120,000	15/09/2022
3	6 Jelbart Ct ELTHAM 3095	\$1,110,000	03/09/2022

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:

07/11/2022 09:45



4 2 3

**Property Type:** House  
**Land Size:** 926 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,140,000  
**Median House Price**  
Year ending September 2022: \$1,280,500

## Comparable Properties



**52 Stanley Av ELTHAM 3095 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,156,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** House (Res)  
**Land Size:** 1081 sqm approx



**4 Lamorna Ct ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 15/09/2022  
**Property Type:** House  
**Land Size:** 797 sqm approx



**6 Jelbart Ct ELTHAM 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx

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