

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

29A View Hill Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

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	1/19 Souter St ELTHAM 3095	\$1,245,000	29/05/2021
2	48 Eucalyptus Rd ELTHAM 3095	\$1,240,000	10/07/2021
3	130 Arthur St ELTHAM 3095	\$1,200,000	05/05/2021

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:

25/08/2021 16:09



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/19 Souter St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,245,000

Method: Private Sale

Date: 29/05/2021

Property Type: House

Land Size: 1265 sqm approx



48 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 794 sqm approx



130 Arthur St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 05/05/2021

Property Type: House (Res)

Land Size: 824 sqm approx