## 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 Quentin Way, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,250,000		&		\$1,325,000				
Median sale price									
Median price	\$1,182,500	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Culgoa Ct ELTHAM 3095	\$1,300,000	14/10/2021
2	6 Foster Rd ELTHAM 3095	\$1,295,000	30/09/2021
3	3 Eurabbie Ct ELTHAM 3095	\$1,290,000	07/08/2021

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:

24/11/2021 11:57









Property Type: House (Res) Land Size: 838 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,325,000 Median House Price Year ending September 2021: \$1,182,500

# **Comparable Properties**

5 Culgoa Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,300,000 Method: Auction Sale Date: 14/10/2021 Property Type: House (Res) Land Size: 977 sqm approx	Agent Comments
6 Foster Rd ELTHAM 3095 (REI) 3 2 2 2 Price: \$1,295,000 Method: Sold After Auction Date: 30/09/2021 Rooms: 6 Property Type: House (Res) Land Size: 798 sqm approx	Agent Comments
3 Eurabbie Ct ELTHAM 3095 (REI/VG) 4 2 2 Price: \$1,290,000 Method: Auction Sale Date: 07/08/2021 Rooms: 9 Property Type: House (Res) Land Size: 983 sqm approx	Agent Comments

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



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