

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 between \$1,250,000

&

\$1,325,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 30/09/2021

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	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



4 2 2

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)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 977 sqm approx



6 Foster Rd ELTHAM 3095 (REI)

Agent Comments

3 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



3 Eurabbie Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,290,000

Method: Auction Sale

Date: 07/08/2021

Rooms: 9

Property Type: House (Res)

Land Size: 983 sqm approx

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