Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Echidna Road, Eltham Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|---------------|--|-------------|------|--------|--------|--|
| Range betweer | n \$1,480,000 | | & | | \$1,580,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,295,000 | Pro | Property Type | | House | | Suburb | Eltham | |
| Period - From | 01/07/2021 | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1 | 4 Drysdale Av ELTHAM 3095 | \$1,565,000 | 09/07/2021 |
| 2 | 12 Long Valley Way ELTHAM 3095 | \$1,471,000 | 08/08/2021 |
| 3 | | | |

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:

17/11/2021 15:27









Rooms: 6 Property Type: House (Res) Land Size: 1749 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price September quarter 2021: \$1,295,000

Comparable Properties

| 4 Drysdale Av ELTHAM 3095 (REI) 4 3 6 Price: \$1,565,000 Method: Private Sale Date: 09/07/2021 Property Type: House Land Size: 2651 sqm approx | Agent Comments |
|--|----------------|
| 12 Long Valley Way ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,471,000 Method: Sold Before Auction Date: 08/08/2021 Property Type: House (Res) Land Size: 1053 sqm approx | Agent Comments |

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.

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