

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

24 Echidna Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

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	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



 4  2  3

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)

Agent Comments

 4  3  6

Price: \$1,565,000
Method: Private Sale
Date: 09/07/2021
Property Type: House
Land Size: 2651 sqm approx



12 Long Valley Way ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,471,000
Method: Sold Before Auction
Date: 08/08/2021
Property Type: House (Res)
Land Size: 1053 sqm approx

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.

Account - Barry Plant | P: (03) 9431 1243