

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

6 Goodlet Place, Eltham Vic 3095

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$996,250 Property Type House Suburb Eltham

Period - From 01/10/2019 to 30/09/2020 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 | 46 Valonia Dr ELTHAM 3095 | \$975,000 | 20/06/2020 |
| 2 | 9 Allambie Dr ELTHAM 3095 | \$915,000 | 17/07/2020 |
| 3 | 17 Cityview Ct ELTHAM 3095 | \$895,000 | 05/11/2020 |

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:

24/11/2020 17:16



 4  2  1

Property Type: House (Res)

Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$960,000

Median House Price

Year ending September 2020: \$996,250

Comparable Properties

46 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$975,000

Method: Auction Sale

Date: 20/06/2020

Property Type: House (Res)

Land Size: 804 sqm approx



9 Allambie Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$915,000

Method: Expression of Interest

Date: 17/07/2020

Rooms: 7

Property Type: House

Land Size: 785 sqm approx



17 Cityview Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$895,000

Method: Private Sale

Date: 05/11/2020

Property Type: House

Land Size: 1266 sqm approx