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 2 Leane Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,160,000								
Median sale price									
Median price	\$1,320,000	Property Type House			Suburb	Eltham			
Period - From	01/10/2021	to	31/12/2021	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 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	25 Dandallo Dr ELTHAM 3095	\$1,200,000	29/11/2021
2	40 Frank St ELTHAM 3095	\$1,200,000	17/11/2021
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:

25/01/2022 11:14



2 Leane Drive, Eltham Vic 3095



Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Property Type: House Land Size: 813 sqm approx Agent Comments Indicative Selling Price \$1,160,000 Median House Price December quarter 2021: \$1,320,000

Comparable Properties



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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