

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

2 Bahen Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Eltham

Period - From 01/01/2020 to 31/12/2020 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	15 Leane Dr ELTHAM 3095	\$1,255,000	13/02/2021
2	4 Hollyoak Rise ELTHAM NORTH 3095	\$1,250,000	02/02/2021
3	89 Kalbar Rd ELTHAM 3095	\$1,210,000	05/12/2020

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: 16/03/2021 15:56



4 2 2

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties



15 Leane Dr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,255,000
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)
Land Size: 1350 sqm approx



4 Hollyoak Rise ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$1,250,000
Method: Private Sale
Date: 02/02/2021
Property Type: House
Land Size: 1306 sqm approx



89 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 900 sqm approx