

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

7 Culla Hill, Eltham Vic 3095

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/07/2019

to

30/06/2020

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	10 Yarra Braes Rd ELTHAM 3095	\$2,550,000	15/07/2020
2	79 Lavender Park Rd ELTHAM 3095	\$2,330,000	22/08/2020
3	6 Kent Hughes Rd ELTHAM 3095	\$2,325,000	04/08/2020

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:

07/10/2020 10:35



4 3 2

Property Type: House
Land Size: 8297 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2020: \$985,000

Comparable Properties



10 Yarra Braes Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$2,550,000
Method: Private Sale
Date: 15/07/2020
Rooms: 8
Property Type: House (Res)
Land Size: 10117.14 sqm approx



79 Lavender Park Rd ELTHAM 3095 (REI)

Agent Comments

7 5 4

Price: \$2,330,000
Method: Auction Sale
Date: 22/08/2020
Rooms: 13
Property Type: House (Res)
Land Size: 5858 sqm approx



6 Kent Hughes Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$2,325,000
Method: Private Sale
Date: 04/08/2020
Property Type: House (Res)
Land Size: 4489 sqm approx