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

12 Nathan Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ange between \$1,040,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$940,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Catherine Ct ELTHAM 3095	\$1,090,000	18/01/2020
2	20 Dandallo Dr ELTHAM 3095	\$1,081,000	17/08/2019
3	6 Wynvale Ct ELTHAM 3095	\$1,050,000	12/12/2019

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.

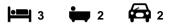
This Statement of Information was prepared on:

17/02/2020 15:31









Property Type: House **Land Size:** 1015 sqm approx Agent Comments Indicative Selling Price \$1,040,000 - \$1,100,000 Median House Price Year ending December 2019: \$940,000

Comparable Properties

11 Catherine Ct ELTHAM 3095 (REI) 3 4 2 4 2	Agent Comments
Price: \$1,090,000 Method: Private Sale Date: 18/01/2020 Property Type: House (Res) Land Size: 789 sqm approx	
20 Dandallo Dr ELTHAM 3095 (REI/VG) 4 3 2 Price: \$1,081,000 Method: Auction Sale Date: 17/08/2019 Property Type: House (Res) Land Size: 1210 sqm approx	Agent Comments
6 Wynvale Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,050,000 Method: Private Sale Date: 12/12/2019 Property Type: House Land Size: 1031 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.