

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

64 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to 30/09/2022

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	121 Brougham St ELTHAM 3095	\$1,200,000	01/10/2022
2	4 Lamorna Ct ELTHAM 3095	\$1,120,000	15/09/2022
3	8 Gum Hill Ct ELTHAM 3095	\$1,105,000	16/09/2022

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:

26/11/2022 20:00



4
 2
 2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

4th Bedroom/Study option, Double lock up Garage, Rumpus room / Home business area downstairs with separate entry.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending September 2022: \$1,280,500

Comparable Properties



121 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3
 3
 4

Price: \$1,200,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 805 sqm approx



4 Lamorna Ct ELTHAM 3095 (REI)

Agent Comments

4
 2
 2

Price: \$1,120,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 797 sqm approx



8 Gum Hill Ct ELTHAM 3095 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,105,000

Method: Private Sale

Date: 16/09/2022

Property Type: House

Land Size: 1176 sqm approx

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