

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

20 Balmoral Circuit, Eltham Vic 3095

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/10/2019

to 31/12/2019

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	6 Chitral PI DIAMOND CREEK 3089	\$845,000	16/10/2019
2	28 Balmoral Cirt ELTHAM 3095	\$840,000	19/09/2019
3	8 Mooltan PI ELTHAM NORTH 3095	\$780,000	22/10/2019

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:

30/01/2020 13:34



 3  2  2

Property Type: House (Res)

Land Size: 1113 sqm approx

Agent Comments

Comparable Properties



6 Chitral PI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  1

Price: \$845,000

Method: Private Sale

Date: 16/10/2019

Rooms: 8

Property Type: House (Res)

Land Size: 800 sqm approx



28 Balmoral Cirt ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$840,000

Method: Sale by Tender

Date: 19/09/2019

Rooms: 7

Property Type: House

Land Size: 949 sqm approx



8 Mooltan PI ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$780,000

Method: Private Sale

Date: 22/10/2019

Property Type: House

Land Size: 1418 sqm approx