

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

14 Ashdale Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Eltham

Period - From 01/10/2021 to 31/12/2021 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 | 25 Dandallo Dr ELTHAM 3095 | \$1,200,000 | 29/11/2021 |
| 2 | 2 Leane Dr ELTHAM 3095 | \$1,160,000 | 18/02/2022 |
| 3 | 27 Hartland Way ELTHAM 3095 | \$1,150,000 | 18/03/2022 |

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: 13/04/2022 16:15

14 Ashdale Grove, Eltham Vic 3095



 3  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2021: \$1,320,000

Comparable Properties



25 Dandallo Dr ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 29/11/2021
Property Type: House (Res)
Land Size: 802 sqm approx



2 Leane Dr ELTHAM 3095 (REI/VG)

Agent Comments

 3  3  -

Price: \$1,160,000
Method: Private Sale
Date: 18/02/2022
Property Type: House
Land Size: 813 sqm approx



27 Hartland Way ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 850 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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