

# 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

2 Madine Way, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

### 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	44 Valonia Dr ELTHAM 3095	\$915,000	02/11/2019
2	16 Nundah Dr ELTHAM 3095	\$857,500	11/11/2019
3			

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:

29/01/2020 12:29

Peter Don  
9439 4022  
0410 609 006  
peter@buckingham.com.au

**Indicative Selling Price**  
\$820,000 - \$900,000  
**Median House Price**  
December quarter 2019: \$985,000



**Property Type:** Land  
**Land Size:** 971 sqm approx  
**Agent Comments**

## Comparable Properties



**44 Valonia Dr ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$915,000  
**Method:** Sold Before Auction  
**Date:** 02/11/2019  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**16 Nundah Dr ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$857,500  
**Method:** Private Sale  
**Date:** 11/11/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx

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.