

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 Hartland Way, Eltham Vic 3095

Indicative selling price

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

Single price \$990,000

Median sale price

Median price \$915,000

Property Type House

Suburb Eltham

Period - From 01/01/2020

to 31/03/2020

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	8 Stokes Pl ELTHAM 3095	\$1,050,000	09/01/2020
2	69 Milborne Cr ELTHAM 3095	\$980,000	04/12/2019
3	45 Shalbury Av ELTHAM 3095	\$940,000	05/12/2019

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:

26/05/2020 10:17



 4  2  2

Property Type: House
Land Size: 1102 sqm approx
Agent Comments

Indicative Selling Price
\$990,000
Median House Price
March quarter 2020: \$915,000

Comparable Properties



8 Stokes PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 09/01/2020
Rooms: 6
Property Type: House
Land Size: 1092 sqm approx



69 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$980,000
Method: Private Sale
Date: 04/12/2019
Property Type: House (Res)
Land Size: 961 sqm approx



45 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  1

Price: \$940,000
Method: Private Sale
Date: 05/12/2019
Rooms: 9
Property Type: House (Res)
Land Size: 959 sqm approx