

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

30 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2021

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	5 Culgoa Ct ELTHAM 3095	\$1,300,000	14/10/2021
2	7 Crofton Ct ELTHAM 3095	\$1,220,888	30/09/2021
3	13 Heddon Ct ELTHAM 3095	\$1,200,000	04/12/2021

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:

24/02/2022 09:39



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Property Type: House
Land Size: 898 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
Year ending December 2021: \$1,250,000

Comparable Properties



5 Culgoa Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 977 sqm approx



7 Crofton Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,220,888
Method: Private Sale
Date: 30/09/2021
Property Type: House
Land Size: 815 sqm approx



13 Heddon Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 04/12/2021
Property Type: House
Land Size: 805 sqm approx

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