

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

16 Flint Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Eltham

Period - From 01/01/2020 to 31/12/2020 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	79 Airlie Rd, Montmorency, Vic 3094, Australia	\$1,337,000	20/02/2021
2	24 Elsa Ct, Eltham, Vic 3095, Australia	\$1,025,000	06/02/2021
3	61 Reichelt Av MONTMORENCY 3094	\$1,200,000	20/02/2021

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:

10/03/2021 14:43



 3  2 

Property Type: House
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties

79 Airlie Rd, Montmorency, Vic 3094, Australia (REI) **Agent Comments**

 3  1  1

Price: \$1,337,000
Method:
Date: 20/02/2021
Property Type: House

24 Elsa Ct, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 3  1  2

Price: \$1,025,000
Method:
Date: 06/02/2021
Property Type: House



61 Reichelt Av MONTMORENCY 3094 (REI) **Agent Comments**

 3  2  3

Price: \$1,200,000
Method: Private Sale
Date: 20/02/2021
Rooms: 7
Property Type: House (Res)
Land Size: 1078 sqm approx