

# 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

40 Floriston Grove, 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 \$835,000

&

\$875,000

### 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	12 Booth Ct ELTHAM 3095	\$860,000	04/03/2020
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:

23/04/2020 17:37



 4  2  2

**Property Type:** House (Res)

**Land Size:** 984 sqm approx

Agent Comments

**Indicative Selling Price**

\$835,000 - \$875,000

**Median House Price**

March quarter 2020: \$915,000

## Comparable Properties



**12 Booth Ct ELTHAM 3095 (REI)**

Agent Comments

 4  2  2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 04/03/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 908 sqm approx



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

Agent Comments

 4  2  2

**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.