Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 84 Valonia Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,100,000		&		\$1,200,000			
Median sale price								
Median price	\$1,180,000	Pro	Property Type		House		Suburb	Eltham
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	20 Darkan Ct ELTHAM 3095	\$1,250,000	26/09/2023
2	93 Valonia Dr ELTHAM 3095	\$1,188,000	13/05/2023
3	4 Kiah Mews ELTHAM 3095	\$1,140,000	27/09/2023

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:

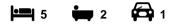
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Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Property Type: House Land Size: 803 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2023: \$1,180,000

Comparable Properties

20 Darkan Ct ELTHAM 3095 (REI) 5 3 2 Price: \$1,250,000 Method: Private Sale Date: 26/09/2023 Property Type: House Land Size: 1316 sqm approx	Agent Comments Larger block and larger home
93 Valonia Dr ELTHAM 3095 (REI/VG) 4 3 2 Price: \$1,188,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 863 sqm approx	Agent Comments
4 Kiah Mews ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,140,000 Method: Private Sale Date: 27/09/2023 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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