## 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

17 Cityview Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$920,000			
Median sale pr	rice							
Median price	\$1,022,000	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/04/2020	to	30/06/2020		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.

Ado	dress of comparable property	Price	Date of sale
1	44 Parsons Rd ELTHAM 3095	\$900,000	17/04/2020
2	7 Ingrams Rd RESEARCH 3095	\$897,777	22/07/2020
3	17 Maroong Dr RESEARCH 3095	\$890,000	06/05/2020

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:

08/10/2020 13:37



17 Cityview Court, Eltham Vic 3095



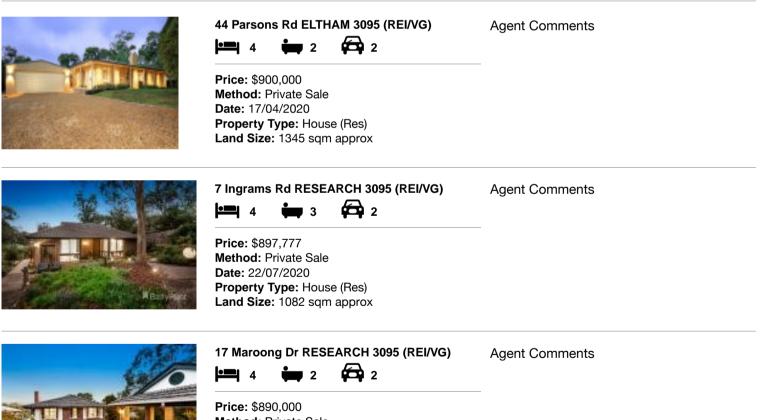




**Property Type:** Land **Land Size:** 1266 sqm approx Agent Comments Steve Schumann 03 9431 1222 0409 581 190 steveschumann@jelliscraig.com.au

> Indicative Selling Price \$880,000 - \$920,000 Median House Price June quarter 2020: \$1,022,000

# **Comparable Properties**



Method: Private Sale Date: 06/05/2020 Rooms: 7 Property Type: House (Res) Land Size: 884 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.