

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$920,000

### Median sale price

Median price \$1,022,000 Property Type House Suburb Eltham

Period - From 01/04/2020 to 30/06/2020 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	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

**Jellis  
Craig**

Steve Schumann

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**Indicative Selling Price**

\$880,000 - \$920,000

**Median House Price**

June quarter 2020: \$1,022,000



**Property Type:** Land

**Land Size:** 1266 sqm approx

Agent Comments

## Comparable Properties



**44 Parsons Rd ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 17/04/2020

**Property Type:** House (Res)

**Land Size:** 1345 sqm approx



**7 Ingrams Rd RESEARCH 3095 (REI/VG)**

Agent Comments



**Price:** \$897,777

**Method:** Private Sale

**Date:** 22/07/2020

**Property Type:** House (Res)

**Land Size:** 1082 sqm approx



**17 Maroong Dr RESEARCH 3095 (REI/VG)**

Agent Comments



**Price:** \$890,000

**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.