Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$1,085,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2020	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	6 Upland Ct ELTHAM NORTH 3095	\$1,135,000	02/08/2020
2	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,050,000	28/07/2020
3			

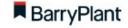
OR

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:	18/01/2021 10:22



Date of sale







Property Type: House **Land Size:** 790 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2020: \$1,085,000

Comparable Properties



6 Upland Ct ELTHAM NORTH 3095 (REI/VG)

Price: \$1,135,000 **Method:** Private Sale **Date:** 02/08/2020

Property Type: House (Res) **Land Size:** 786 sqm approx

Agent Comments



3 Lenkunya Ct ELTHAM NORTH 3095 (REI/VG) Agent Comments

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Price: \$1,050,000 **Method:** Private Sale **Date:** 28/07/2020 **Rooms:** 6

Property Type: House (Res) Land Size: 898 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.

Account - Barry Plant | P: (03) 9431 1243



