

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

69 Lower Road, Eltham North Vic 3095

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$983,500

Property Type

House

Suburb

Eltham North

Period - From

01/10/2019

to

30/09/2020

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	10 Wynvale Ct ELTHAM 3095	\$985,000	25/06/2020
2	46 Valonia Dr ELTHAM 3095	\$975,000	20/06/2020
3	54 Milborne Cr ELTHAM 3095	\$970,000	15/06/2020

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:

15/10/2020 09:41



3 2 2

Property Type: House
Land Size: 1115 sqm approx
Agent Comments

Indicative Selling Price
\$980,000

Median House Price
Year ending September 2020: \$983,500

Comparable Properties



10 Wynvale Ct ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$985,000
Method: Private Sale
Date: 25/06/2020
Property Type: House
Land Size: 1088 sqm approx



46 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$975,000
Method: Auction Sale
Date: 20/06/2020
Property Type: House (Res)
Land Size: 804 sqm approx



54 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$970,000
Method: Private Sale
Date: 15/06/2020
Property Type: House (Res)
Land Size: 801 sqm approx