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

7 Morden Place, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,085,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/10/2020	to	31/12/2020		So	ource	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		Price	Date of sale
1	21 Helene St ELTHAM 3095	\$1,050,000	03/12/2020
2	3 Jinkana Gr ELTHAM 3095	\$1,006,000	09/10/2020
3			

OR

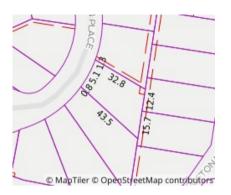
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Property Type: Land **Land Size:** 790 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2020: \$1,085,000

Comparable Properties

21 Helene St ELTHAM 3095 (REI) 2 2 2 2 Price: \$1,050,000 Method: Auction Sale Date: 03/12/2020 Property Type: House (Res) Land Size: 771 sqm approx	Agent Comments
3 Jinkana Gr ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$1,006,000 Method: Private Sale Date: 09/10/2020 Property Type: House Land Size: 820 sqm approx	Agent Comments

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

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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.