

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

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,085,000

Property 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 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	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:

09/02/2021 16:35



**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)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 03/12/2020  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx



**3 Jinkana Gr ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$1,006,000  
**Method:** Private Sale  
**Date:** 09/10/2020  
**Property Type:** House  
**Land Size:** 820 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.