

# 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

15 Stamford 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

&

\$940,000

### Median sale price

Median price \$940,000

Property Type House

Suburb Eltham

Period - From 01/01/2019

to 31/12/2019

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	2 Madine Way ELTHAM 3095	\$915,000	29/02/2020
2	44 Valonia Dr ELTHAM 3095	\$915,000	02/11/2019
3	39 Frank St ELTHAM 3095	\$880,000	02/12/2019

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:

23/03/2020 16:16



3   2   2

**Property Type:** House  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$940,000  
**Median House Price**  
Year ending December 2019: \$940,000

## Comparable Properties



**2 Madine Way ELTHAM 3095 (REI)**

**Agent Comments**

3   2   2

**Price:** \$915,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 971 sqm approx



**44 Valonia Dr ELTHAM 3095 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$915,000  
**Method:** Sold Before Auction  
**Date:** 02/11/2019  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



**39 Frank St ELTHAM 3095 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 02/12/2019  
**Property Type:** House  
**Land Size:** 786 sqm approx