

# 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

3 Jinkana Grove, 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 \$950,000

&

\$1,020,000

### Median sale price

Median price \$1,022,000

Property Type House

Suburb Eltham

Period - From 01/04/2020

to 30/06/2020

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:

29/09/2020 13:54



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,020,000  
**Median House Price**  
June quarter 2020: \$1,022,000

## Comparable Properties



**10 Wynvale Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**



**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**



**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**



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