

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

11 Kelway Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$940,000

&

\$980,000

Median sale price

Median price \$940,000

Property Type House

Suburb Eltham North

Period - From 01/10/2019

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	20 Cambrian Ct ELTHAM NORTH 3095	\$972,000	11/02/2020
2	3 Hyacinth St BRIAR HILL 3088	\$940,000	26/10/2019
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:

30/03/2020 14:16



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$980,000
Median House Price
December quarter 2019: \$940,000

Comparable Properties



20 Cambrian Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$972,000
Method: Private Sale
Date: 11/02/2020
Property Type: House
Land Size: 656 sqm approx

3 Hyacinth St BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 771 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.