

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address Including suburb and postcode	4 Valonia Drive, Eltham Vic 3095

#### Indicative selling price

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

Range between	\$830,000	&	\$895,000

#### Median sale price

Median price	\$952,000	Hou	ıse X	Ur	nit	Suburb	Eltham
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	208 Progress Rd ELTHAM NORTH 3095	\$875,000	30/04/2018
2	19 Andrews St ELTHAM 3095	\$860,000	16/05/2018
3	6 Crofton Ct ELTHAM 3095	\$830,000	24/02/2018

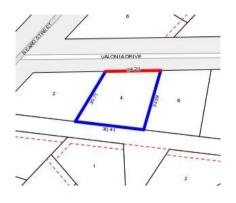
#### OR

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.











Rooms:

Property Type: House Land Size: 840.7 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$830,000 - \$895,000 **Median House Price** Year ending March 2018: \$952,000

## Comparable Properties



208 Progress Rd ELTHAM NORTH 3095 (REI)





Price: \$875,000

Method: Sold Before Auction

Date: 30/04/2018

Rooms: -

Property Type: House (Res) Land Size: 781 sqm approx

**Agent Comments** 









Price: \$860.000

Method: Sold Before Auction

Date: 16/05/2018

Rooms: 7

Property Type: House Land Size: 926 sqm approx Agent Comments



DARREN TO

6 Crofton Ct ELTHAM 3095 (REI/VG)





Price: \$830,000 Method: Auction Sale Date: 24/02/2018 Rooms: 6

Property Type: House Land Size: 800 sqm approx **Agent Comments** 

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