

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

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

House

X

Unit

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.

	Address 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) **Agent Comments**



Price: \$875,000
Method: Sold Before Auction
Date: 30/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 781 sqm approx



19 Andrews St ELTHAM 3095 (REI) **Agent Comments**



Price: \$860,000
Method: Sold Before Auction
Date: 16/05/2018
Rooms: 7
Property Type: House
Land Size: 926 sqm approx



6 Crofton Ct ELTHAM 3095 (REI/VG) **Agent Comments**



Price: \$830,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 6
Property Type: House
Land Size: 800 sqm approx