

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

13 Crowe Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 31/12/2020

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	15 Nathan Rd ELTHAM 3095	\$1,140,000	13/10/2020
2	13 Stamford Ct ELTHAM 3095	\$1,090,000	07/10/2020
3	4 Moola PI ELTHAM 3095	\$1,080,000	07/11/2020

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:

25/03/2021 09:48



 5  3  2

Property Type: House
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2020: \$1,085,000

Comparable Properties



15 Nathan Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 13/10/2020
Property Type: House
Land Size: 1151 sqm approx



13 Stamford Ct ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,090,000
Method: Private Sale
Date: 07/10/2020
Rooms: 7
Property Type: House (Res)
Land Size: 1059 sqm approx



4 Moola PI ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 1080 sqm approx