

# 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 Pitura Place, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$1,085,000 Property Type House Suburb Eltham

Period - From 01/04/2020 to 31/03/2021 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	17 Opal Ct ELTHAM NORTH 3095	\$1,085,000	08/05/2021
2	25 Macdhui Av ELTHAM NORTH 3095	\$1,000,000	29/04/2021
3	7 Morden PI ELTHAM 3095	\$1,080,000	12/03/2021

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:

30/06/2021 13:45



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 947 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
Year ending March 2021: \$1,085,000

## Comparable Properties

### 17 Opal Ct ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



### 25 Macdhui Av ELTHAM NORTH 3095 (REI)

Agent Comments



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2021  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx



### 7 Morden Pl ELTHAM 3095 (REI/VG)

Agent Comments



**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 12/03/2021  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx