# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	4 Pitura Place, Eltham Vic 3095
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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### Median sale price

Median price	\$1,085,000	Pro	perty 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

Add	dress 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 comparableproperties 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)







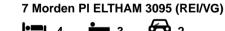
Price: \$1,000,000

Method: Sold Before Auction

Date: 29/04/2021

Property Type: House (Res) Land Size: 621 sqm approx











Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 12/03/2021

Property Type: House (Res) Land Size: 784 sqm approx

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