

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

24 Elsa Court, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Eltham

Period - From 01/01/2020

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	6 Goodlet PI ELTHAM 3095	\$960,000	08/12/2020
2	48 Luck St ELTHAM 3095	\$941,750	10/11/2020
3	14 Henry St ELTHAM 3095	\$906,000	06/10/2020

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:

25/01/2021 09:17



 3  1  2

Property Type: House
Land Size: 879 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties



6 Goodlet PI ELTHAM 3095 (REI)

Agent Comments

 4  2  1

Price: \$960,000
Method: Private Sale
Date: 08/12/2020
Property Type: House
Land Size: 900 sqm approx



48 Luck St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$941,750
Method: Private Sale
Date: 10/11/2020
Rooms: 6
Property Type: House (Res)
Land Size: 873 sqm approx



14 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$906,000
Method: Auction Sale
Date: 06/10/2020
Property Type: House (Res)
Land Size: 436 sqm approx