

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

5 Amaroo Court, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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.

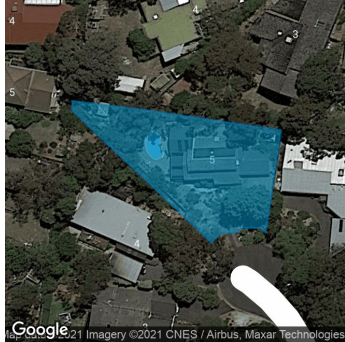
Address of comparable property		Price	Date of sale
1	130 Arthur St ELTHAM 3095	\$1,200,000	05/05/2021
2	6 Dandallo Dr ELTHAM 3095	\$1,187,900	26/04/2021
3	1212 Main Rd ELTHAM 3095	\$1,100,200	27/01/2021

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:

12/05/2021 10:29



3 2 2

Property Type: House
Land Size: 838 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2021: \$1,085,000

Comparable Properties



130 Arthur St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 05/05/2021
Property Type: House (Res)
Land Size: 824 sqm approx



6 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments

4 3 2

Price: \$1,187,900
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 901 sqm approx



1212 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 4

Price: \$1,100,200
Method: Private Sale
Date: 27/01/2021
Rooms: 6
Property Type: House (Res)
Land Size: 993 sqm approx