

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

28 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,130,000

Property Type House

Suburb Eltham

Period - From 01/07/2020

to

30/06/2021

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	15 Nerreman Gateway, Eltham, Vic 3095, Australia	\$1,340,000	23/07/2021
2	2 Delmuir CI ELTHAM 3095	\$1,392,000	12/06/2021
3	8 Frank St ELTHAM 3095	\$1,350,000	08/05/2021

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:

30/07/2021 14:14



 4  3  2

Property Type: House
Land Size: 912 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2021: \$1,130,000

Comparable Properties

**15 Nerreman Gateway, Eltham, Vic 3095,
Australia (REI)**

Agent Comments

 4  2  2

Price: \$1,340,000
Method:
Date: 23/07/2021
Property Type: House



2 Delmuir CI ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,392,000
Method: Auction Sale
Date: 12/06/2021
Rooms: 8
Property Type: House (Res)
Land Size: 820 sqm approx



8 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 844 sqm approx