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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,250,000		&		\$1,350,0	00		
Median sale p	rice							
Median price	\$1,130,000	Property Type H		Ηοι	louse		Suburb	Eltham
Period - From	01/07/2020	to	30/06/2021		So	urce	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









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) 4 4 2 2 2	Agent Comments		
Price: \$1,340,000 Method: Date: 23/07/2021 Property Type: House			
2 Delmuir CI ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,392,000 Method: Auction Sale Date: 12/06/2021 Rooms: 8 Property Type: House (Res) Land Size: 820 sqm approx	Agent Comments		
8 Frank St ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 844 sqm approx	Agent Comments		

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.