

# 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

7 Natalie Mews, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/09/2021

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	7 Gum Hill Ct ELTHAM 3095	\$1,580,000	07/10/2021
2	12 Echidna Rd ELTHAM 3095	\$1,510,000	11/10/2021
3			

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:

05/11/2021 16:05



 4  2  2

**Property Type:** House  
**Land Size:** 1596 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
September quarter 2021: \$1,295,000

## Comparable Properties



**7 Gum Hill Ct ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 07/10/2021  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 981 sqm approx



**12 Echidna Rd ELTHAM 3095 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 11/10/2021  
**Property Type:** House (Res)

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.

**Account - Barry Plant** | P: (03) 9431 1243