

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

38 Porter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to

31/12/2021

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	9 Bushland Ct ELTHAM 3095	\$1,550,000	15/02/2022
2	41 Falkiner St ELTHAM 3095	\$1,520,000	09/10/2021
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:

02/03/2022 11:52



4 3 2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

Year ending December 2021: \$1,250,000

Comparable Properties



9 Bushland Ct ELTHAM 3095 (REI)

4 2 2

Price: \$1,550,000

Method: Private Sale

Date: 15/02/2022

Rooms: 7

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

The home has a pool



41 Falkiner St ELTHAM 3095 (REI/VG)

3 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

This home is opposite parkland

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.

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