

# 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

10 Andrews Street, 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 \$780,000 & \$840,000

### Median sale price

Median price \$932,750 Property Type House Suburb Eltham

Period - From 01/04/2019 to 31/03/2020 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	40 Floriston Gr ELTHAM 3095	\$830,000	25/04/2020
2	15/19 Harlington Av ELTHAM 3095	\$793,000	30/03/2020
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: 11/06/2020 12:30



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**Property Type:** House  
**Land Size:** 852 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$840,000  
**Median House Price**  
Year ending March 2020: \$932,750

## Comparable Properties



**40 Floriston Gr ELTHAM 3095 (REI)**

**Agent Comments**

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**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 25/04/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 984 sqm approx



**15/19 Harlington Av ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$793,000  
**Method:** Private Sale  
**Date:** 30/03/2020  
**Property Type:** Unit  
**Land Size:** 598 sqm approx

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.