

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

12 Floriston Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

to 31/12/2022

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	35 Malabar Cr ELTHAM 3095	\$1,230,000	31/01/2023
2	46 Glenister Dr ELTHAM 3095	\$1,125,000	16/02/2023
3	14 Floriston Gr ELTHAM 3095	\$985,000	19/01/2023

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:

23/03/2023 10:01



4 2 3

Property Type: House

Land Size: 789 sqm approx

Agent Comments

Comparable Properties



35 Malabar Cr ELTHAM 3095 (REI)

4 3 1

Price: \$1,230,000

Method: Private Sale

Date: 31/01/2023

Rooms: 7

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments



46 Glenister Dr ELTHAM 3095 (REI)

4 2 2

Price: \$1,125,000

Method: Private Sale

Date: 16/02/2023

Property Type: House

Land Size: 868 sqm approx

Agent Comments



14 Floriston Gr ELTHAM 3095 (REI/VG)

3 2 2

Price: \$985,000

Method: Sold Before Auction

Date: 19/01/2023

Property Type: House (Res)

Land Size: 807 sqm approx

Agent Comments