

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 Melissa Court Eltham North VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,320,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,000

Property type

House

Suburb

Eltham North

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

8 Melissa Court Eltham North VIC 3095	\$1,320,000	17-Jul-20
2 Freda Court Eltham North VIC 3095	\$1,383,100	06-Oct-20
36 Liddesdale Grove Eltham North VIC 3095	\$1,301,000	27-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 25 November 2020



8 Melissa Court Eltham North VIC 3095

 4  2  2

Sold Price

\$1,320,000

Sold Date

17-Jul-20

Distance

0.03km



2 Freda Court Eltham North VIC 3095

 5  3  2

Sold Price

\$1,383,100

Sold Date

06-Oct-20

Distance

0.11km



36 Liddesdale Grove Eltham North VIC 3095

 4  2  2

Sold Price

^{RS} **\$1,301,000** ^{UN}

Sold Date

27-Oct-20

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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