

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 Cambrian Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,095,000 Property Type House Suburb Eltham North

Period - From 01/07/2019 to 30/09/2019 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 Dalvida Ct ELTHAM NORTH 3095	\$930,000	26/10/2019
2	13 Yaralla Cr ST HELENA 3088	\$921,000	14/10/2019
3	26 Larool Av ST HELENA 3088	\$886,000	21/09/2019

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:

08/01/2020 08:43



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Property Type: House
Land Size: 784 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
September quarter 2019: \$1,095,000

Comparable Properties



7 Dalvida Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

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Price: \$930,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 790 sqm approx



13 Yaralla Cr ST HELENA 3088 (REI)

Agent Comments

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Price: \$921,000
Method: Private Sale
Date: 14/10/2019
Rooms: 8
Property Type: House



26 Larool Av ST HELENA 3088 (REI/VG)

Agent Comments

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Price: \$886,000
Method: Private Sale
Date: 21/09/2019
Property Type: House
Land Size: 788 sqm approx